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PROTECTED

PRS Property
Redress
Scheme



16, Glyndley Manor Cottage Estate, Hailsham Road, BN24 5BS
£165,000



Surridge Mison
ESTATES

CHAIN FREE. Detached.

Glyndley Manor Cottages is a small development of countryside properties within the grounds of Glyndley Manor Estate and offers an ideal opportunity for second home or holiday let income. The grounds of the estate are quiet and surrounded by countryside views whilst having local amenities within easy reach.

The property benefits from UPVc double glazing throughout and gas fired central heating and is considered to be well presented having been maintained by the current owners with updated modern shower room and neutral decor throughout. The property is leasehold and benefits from a long lease term.

The living accommodation is spacious an open plan to the well equipped kitchen. The bedrooms are both doubles and there is storage cupboard together with a sizeable loft space which has been boarded and has a fitted ladder.





Lounge/Dining Room - 3.86m x 3.48m (12'8" x 11'5")

UPVc stable door to front. Double aspect room with double glazed windows to front and side. Hardwearing vinyl flooring. Radiator. Coved ceiling. Telephone point. Open to kitchen.

Kitchen - 3.51m x 2.08m (11'6" x 6'10")

Double aspect room with double glazed windows to side and rear. Hardwearing vinyl flooring and partially tiled walls. Fully fitted with a range of wall and base units housing integral washing machine and dishwasher with space for fridge/freezer. Built in single electric oven. Work surfaces with inset 4 burner electric hob with fitted stainless steel cooker hood and inset stainless steel sink and drainer unit.

Bedroom Two - 3.51m x 2.97m (11'6" x 9'9")

Double glazed window to front. Hardwearing vinyl flooring. Coved ceiling. Radiator. Loft access, which is large with a fitted ladder, and houses the boiler.

Inner Hall - 0.89m x 0.86m (2'11" x 2'10")

Hardwearing vinyl flooring. Deep built in cupboard with fitted shelving. Loft access.

Bedroom One - 3.33m x 2.95m (10'11" x 9'8")

Double glazed window to rear. Hardwearing vinyl flooring. Coved ceiling. Radiator.

Shower Room - 2.29m x 1.63m (7'6" x 5'4")

Double glazed opaque window to rear. Hardwearing vinyl flooring and fully tiled walls. Modern towel rail. Extractor fan. White suite comprising of walk in shower cubicle, wash hand basin set within vanity unit and W.C.

Communal Facilities - Glyndley Manor is run as a conference centre and the facilities include outdoor swimming pool, fishing lake and woodlands ideal for dog walking. There is also a communal laundry room and recycle centre close to the cottage.

Lease Information -

Tenure- Leasehold

999 years from June 1978

Maintenance - £1600 pa

Please contact Surridge Mison Estates for viewing arrangements or for further information.

Council Tax Band- B

EPC Rating- D



Utilities

This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating system
Solar Power; None
To check broadband visit Openreach:
<https://www.openreach.com/fibre-checker>
To check mobile phone coverage, visit Ofcom:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Surridge Mison Estates

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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

