



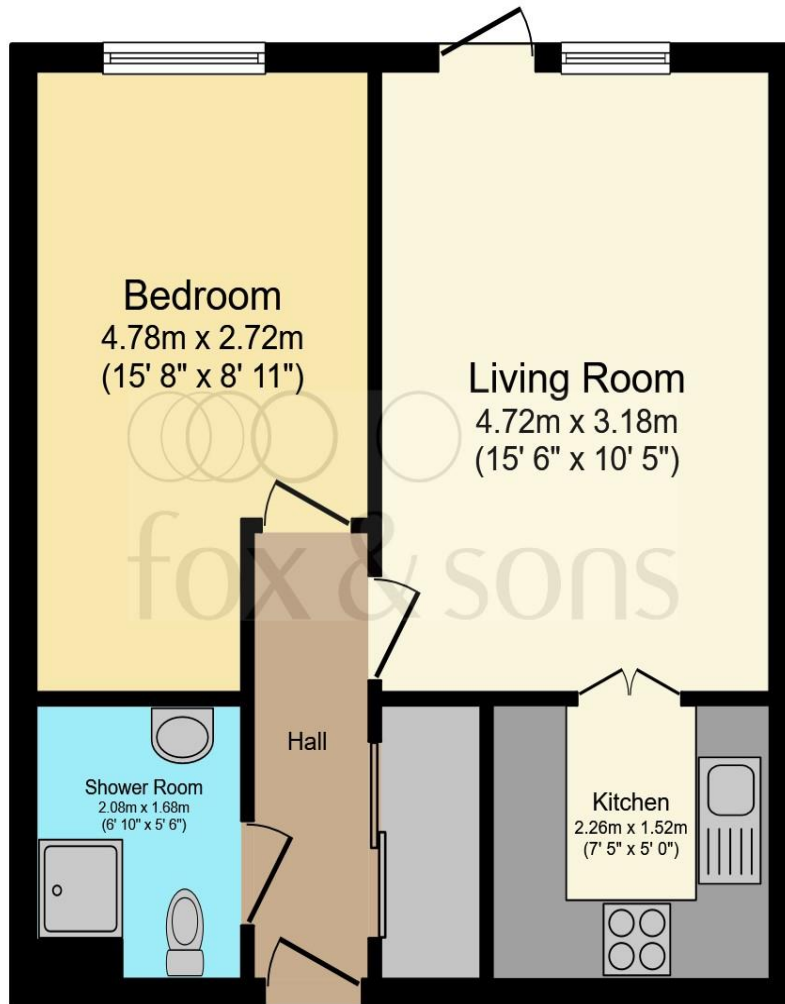
Southdown Court Bellbanks Road, Hailsham BN27 2AT

welcome to

Southdown Court Bellbanks Road, Hailsham

**** Chain Free**** Fox & Sons are pleased to bring to the market this newly decorated one bedroom ground floor flat with newly fitted carpets and newly painted walls. The complex offers community living, laundry room, communal parking and gardens and is a short walk from the town centre.





Communal Entrance & Hall

Communal Lounge & Kitchen

Guest Room

Entrance Hall

Kitchen

Lounge

Bedroom One

Family Bathroom

Lift To All Floors

Laundry Room

Ground Rent £471.58

Service Charge £3038.76

Lease 125 Years From 1995

Total floor area 41.4 m² (446 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Southdown Court Bellbanks Road, Hailsham

- Chain Free
- One Bedroom Ground Floor Flat
- Electric Heating Throughout
- Communal Facilities Including Laundry Room, Car Park, Gardens & Lifts
- Conveniently Located at 0.3 Miles of Hailsham High Street

Tenure: Leasehold EPC Rating: C

£85,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAI108968

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HAI108968 - 0004


fox & sons



01323 843554



Hailsham@fox-and-sons.co.uk



16 High Street, HAILSHAM, East Sussex, BN27 1BJ



fox-and-sons.co.uk