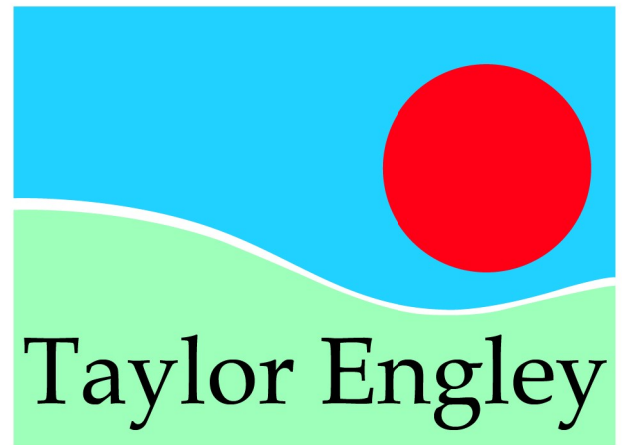


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**35 SOUTHDOWN COURT BELLBANKS
ROAD,
HAILSHAM, BN27 2AT**



The market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema and schools. Hailsham is only a short drive from the mainline railway station at Polegate and has ample bus links and main road access to the A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as a stall markets and boot fairs together with monthly farmers' markets. The Cuckoo Trail country walk and bridle path, parks with play areas and attractive landscaped ponds provide light relief for the family. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents.

Price £110,000 Leasehold

**** CHAIN FREE ** A TWO BEDROOM OVER 60'S FIRST FLOOR APARTMENT** located within the popular Southdown Court, being centrally located to Hailsham Town Centre. The apartment offers a spacious living room, fitted kitchen, bathroom and two bedrooms. Southdown Court offers a variety of communal facilities to include laundry room, communal lounge and gardens, guest suite and electric buggy store. EPC = C

Main entrance door leading to the communal lounge, managers office, overnight guest suite, wc, laundry and waste bins. Lift or stairs to the first and second floors.

ACCOMMODATION COMPRISES

Private front door with spy hole leading into the entrance hallway.

ENTRANCE HALLWAY

Radiator, entry phone system, wall mounted thermostat control, emergency pull cord, cupboard housing the water tank with tank over and storage shelves, further storage cupboard housing the fuse box and electric meter and shelving.

SITTING ROOM

16'10 x 11'10 (5.13m x 3.61m)
Electric radiator, double glazed windows to side, double glass doors leading to:

KITCHEN

8'11 x 5'8 (2.72m x 1.73m)
Fitted with full range of wall and base units incorporating cupboards and drawers, spaces for fridge and freezer, eye level Beko oven with cupboard over, four ring electric hob with extractor over, stainless steel sink unit and drainer, part tiled walls, extractor fan, wall mounted Dimplex heater, ceiling strip light.

BEDROOM ONE

15'9 x 9'5 (4.80m x 2.87m)
Electric radiator, double glazed window to side, fitted wardrobes with mirrored fronts with hanging rail and shelving.

BEDROOM TWO

15'9 x 7'11 (4.80m x 2.41m)
Electric radiator, hatch to loft space, double glazed window to side.

SHOWER ROOM/WC

6'9 x 5'7 (2.06m x 1.70m)
Vanity sink unit with cupboard under, low level flush wc, aqua boarded shower cubicle with shower over and sliding door, obscure double glazed window to side, fully tiled walls, extractor fan, Dimplex wall heater.

N.B

Service charges: We have been advised from the period 01/09/24 - 28/02/25 the half yearly service charge is £2281.40.
Ground rent: We have been advised the half yearly ground rent for the period 01/09/24 - 28/02/25 is £263.03.
Length of Lease: 125 years from 1st February 1995 (all details concerning the terms of the lease and outgoings are subject to verification).

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: www.checker.ofcom.gov.uk

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band C.

VIEWING INFORMATION

To view a property please contact TAYLOR ENGLE Y for an

appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

FOR CLARIFICATION:-

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

