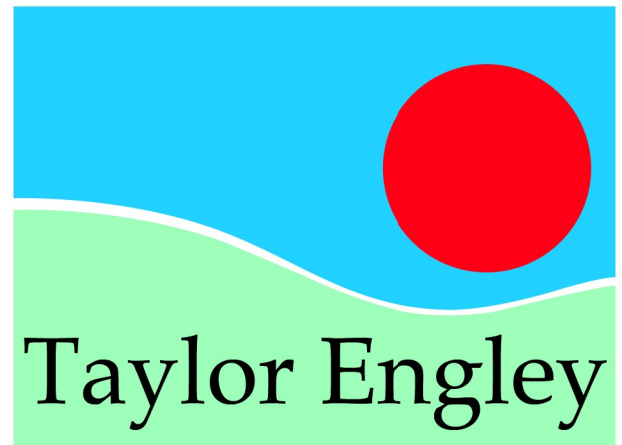


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**19 SOUTHDOWN COURT BELLBANKS  
ROAD,  
HAILSHAM, BN27 2AT**



**\* CHAIN FREE \* TWO DOUBLE BEDROOMS \* OWN ENTRANCE HALLWAY \* SITTING ROOM \* MODERN KITCHEN AND SHOWER ROOM/WC \* TOWN CENTRE LOCATION \* COMMUNAL RESIDENTS LOUNGE \* LIFT TO ALL FLOORS \* LAUNDRY ROOM \* GUEST SUITE \* RESIDENT MANAGER \* COMMUNAL GARDENS \* EPC C**

**Price £115,000 Leasehold**

**\*\* CHAIN FREE \*\*** This delightful flat offers an ideal opportunity for those seeking a comfortable retirement living experience. The flat features two spacious double bedrooms, providing ample room for relaxation and personal space. The modern decor throughout the property creates a fresh and inviting environment, making it easy to settle in and feel at home. Residents can take advantage of the communal lounge and beautifully maintained gardens, which offer a wonderful space to socialise with neighbours or simply enjoy the outdoors. Being chain-free, this property presents a seamless opportunity for prospective buyers. Whether you are looking to downsize or seeking a peaceful retirement retreat, this flat on Bellbanks Road is a must-see. Embrace a lifestyle of comfort and community in this lovely home. EPC = C.

ACCOMMODATION COMPRISES

Leading into communal entrance hallway which has access to the residents lounge, lift, emergency stairwell, managers office, laundry room, refuse room and guest suite. Lift and stairs to the first floor.

PRIVATE ENTRANCE HALLWAY

Wall mounted thermostat control, cupboard housing the hot water tank with shelving, further cupboard housing the fuse box, radiator.

SITTING ROOM

22'9 x 10'8 (6.93m x 3.25m )  
Double glazed window, electric radiator, wall lights, television aerial socket, telephone socket, feature fireplace door to

KITCHEN

7'7 x 9'7 (2.31m x 2.92m)  
Fitted with full range of white fronted wall and base units incorporating cupboards and drawers, four ring electric hob with extractor over, composite circular sink drainer unit with chrome mixer tap, built in fridge freezer, eye level Bosh electric oven with combi microwave over, cupboard housing twin pull out shelving unit, ample work top space, double glazed window

BEDROOM ONE

15'9 x 9'3 (4.80m x 2.82m)  
Double glazed window, electric radiator, wall lights.

BEDROOM TWO

15'9 x 9'2 (4.80m x 2.79m)  
Double glazed window, electric radiator, wall lights.

SHOWER ROOM/WC

Obscure double glazed window, enclosed shower cubicle with with aqua boarding with grab rails, vanity wash hand basin with chrome mixer tap and cupboard under, mirrored bathroom cabinet with magic swipe under, low level flush wc, extractor fan, Dimplex wall heater.

ESTATE CHARGES

The lease is 125 years from 1st of April 1995. The half yearly ground rent is currently £263.03 and the half yearly service charge is £2281.40 (all details concerning the terms of the lease and outgoings are subject to verification).

BROADBAND AND MOBILE PHONE CHECKER

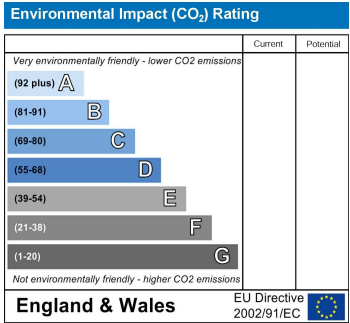
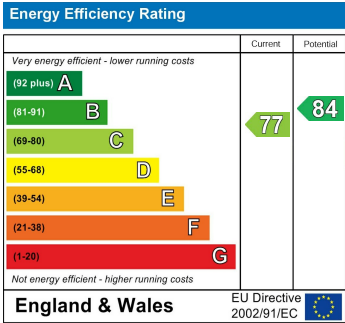
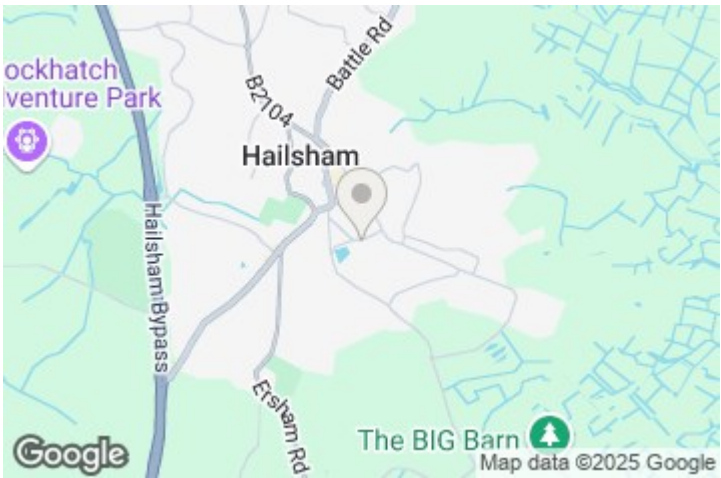
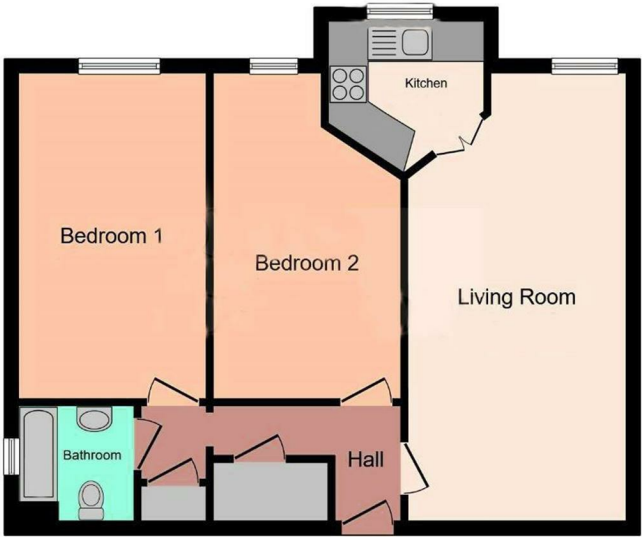
For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band ( B )

MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.



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.