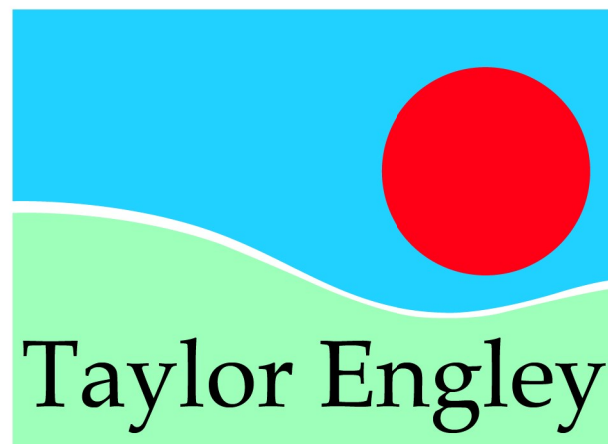


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**27 GLYNDLEY MANOR COTTAGES
HAILSHAM ROAD,
HANKHAM,
HANKHAM, BN24 5BS**



Letting must in no case permit the cottage to be used as permanent residence. Many leaseholders let their cottages out for short periods of holiday/recreational use. Those using the cottages should have a permanent residence elsewhere. Lease does not stipulate number of days per year the property must be used/unused, just used for the right purpose.

£179,950 Leasehold

CHAIN FREE - A two double bedroom holiday cottage set in the beautiful grounds of the Glyndley Manor Estate of some 17 acres. The grounds include a fishing lake, outdoor swimming pool for the summer months and woodland walks. The cottage is well presented and would make a great holiday home or can be let out either privately or via the Glyndley Manor site office. EPC = C

THE ACCOMMODATION COMPRISES:

Stable style front door to:

LIVING ROOM

12'9" x 11'7" (3.89m x 3.53m)

Double glazed window with outlook to front, wood laminate flooring, feature fireplace, large built-in storage cupboard. Open plan to:

KITCHEN

11'3" x 6'9" (3.43m x 2.06m)

Fitted with a range of cream gloss fronted cupboards and drawers, space for fridge, freezer, washing machine and tumble dryer, built-in Diplomat oven and ceramic hob with extractor hood over, one and a half bowl sink unit, double glazed window with outlook to rear, tiled walls.

BEDROOM ONE

11'8" x 10' (3.56m x 3.05m)

Double glazed window with outlook to front, wood laminate flooring, radiator, two built-in wardrobe cupboards.

BEDROOM TWO

11' x 9'11" (3.35m x 3.02m)

Double glazed doors to rear, wood laminate flooring, fitted with a range of built-in bedroom furniture.

BATHROOM

White suite comprising low level WC, washbasin, 'P' shaped bath with mixer tap and shower attachment, tiled walls, double glazed window to rear, heated towel rail, extractor fan.

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 & CHARGES

The lease is 999 years from 1978. We have been informed the current annual charge is £1590.10, which includes the ground rent, water rates, maintenance charges and waste charges (all details concerning the terms of the lease and outgoings are subject to verification).

PLEASE NOTE:

There is a septic tank for waste water.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council under business rates, as the property is currently used for holiday lets. The charge are currently £1197.60 before any relief. (all details concerning 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

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.

VIEWING INFORMATION

To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

