

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



19 Southdown Court Bellbanks Road, Southdown Court, Hailsham, East Sussex, BN27 2AT
£950 PCM

Over 55's only - 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. Embrace a lifestyle of comfort and community in this lovely home. EPC = C.



*** 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**

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.



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 Bosch 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.

REFERENCES AND HOLDING PAYMENTS

*** IMPORTANT *** Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email lettings@taylor-engley.co.uk.

COUNCIL TAX BAND

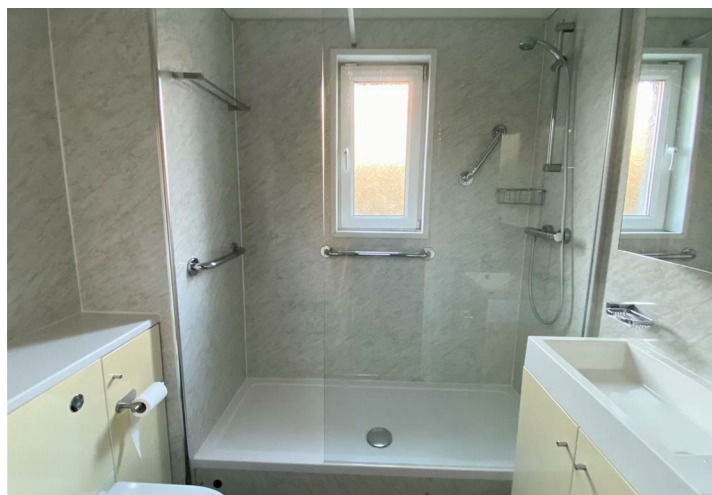
This property is currently rated by Wealden District Council at Band (B)

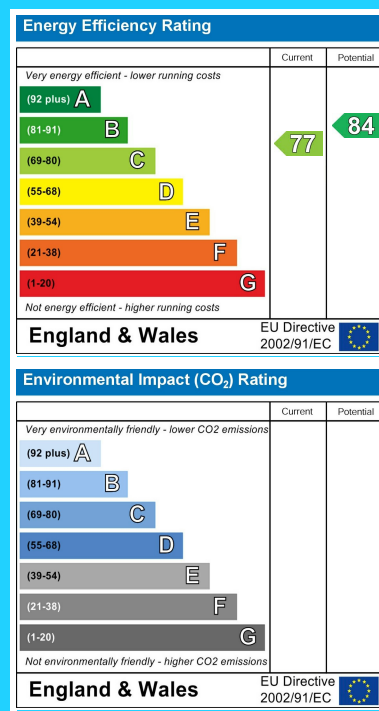
BROADBAND AND MOBILE PHONE CHECKER

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

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.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750