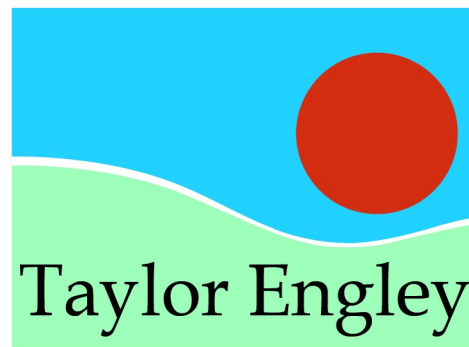


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Balmoral House Reid Crescent, Hellingly, East Sussex, BN27 4DG
Price £172,500 Leasehold

Taylor Engley are pleased to bring to the market this CHAIN FREE two bedroom first floor flat in the favoured Hellingly area. The property benefits from two bedrooms, one with an en-suite shower room, kitchen with appliances, double glazing, gas fired central heating and an allocated parking space.
EPC = B



*** ENTRANCE HALL * LIVING ROOM * KITCHEN WITH APPLIANCES * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * SECOND BEDROOM * FAMILY BATHROOM * ALLOCATED PARKING SPACE ***



FRONT DOOR TO:

COMMUNAL ENTRANCE HALL

Stairs to first floor landing.

ENTRANCE HALL

Double glazed window to side, radiator, spacious cupboard housing boiler and tumble dryer, entry phone system, cupboard housing electric meter and fuse board.

LIVING ROOM

17'03" x 10'06" (5.26m x 3.20m)

Two radiators, double glazed window with outlook to front, television aerial points, open plan to:

KITCHEN

6'04" x 8'07" (1.93m x 2.62m)

Fitted with a range of wood effect cupboards and drawers, built-in Bosch oven, built-in gas hob with extractor hood over, Zanussi dishwasher, Zanussi washing machine, fridge freezer, work surfaces, one and a half bowl sink unit, double glazed window with outlook to rear.

BEDROOM ONE

17' x 11'11" max (5.18m x 3.63m max)

Irregular shaped room. Radiator, two double glazed windows with outlook to front, television aerial point, telephone point.

EN- SUITE SHOWER ROOM

White suite comprising WC, pedestal washbasin, spacious shower cubicle, radiator, part tiled walls, extractor fan.

BEDROOM TWO

13'03" x 8'04" (4.04m x 2.54m)

Radiator, double glazed window with outlook to front.

FAMILY BATHROOM

White suite comprising bath with mixer tap and shower attachment, WC, pedestal washbasin, radiator, double glazed window to rear, part tiled walls, extractor fan.

PARKING

Allocated parking space.

LEASE & SERVICE CHARGE INFORMATION

We have been advised the lease is 125 from the 31st of December 2013. The ground rent is £300 per annum, the service charge is currently £1300 per annum and there is an amenity charge of £188 per annum.

COUNCIL TAX BAND

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

BROADBAND AND MOBILE PHONE CHECKER

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

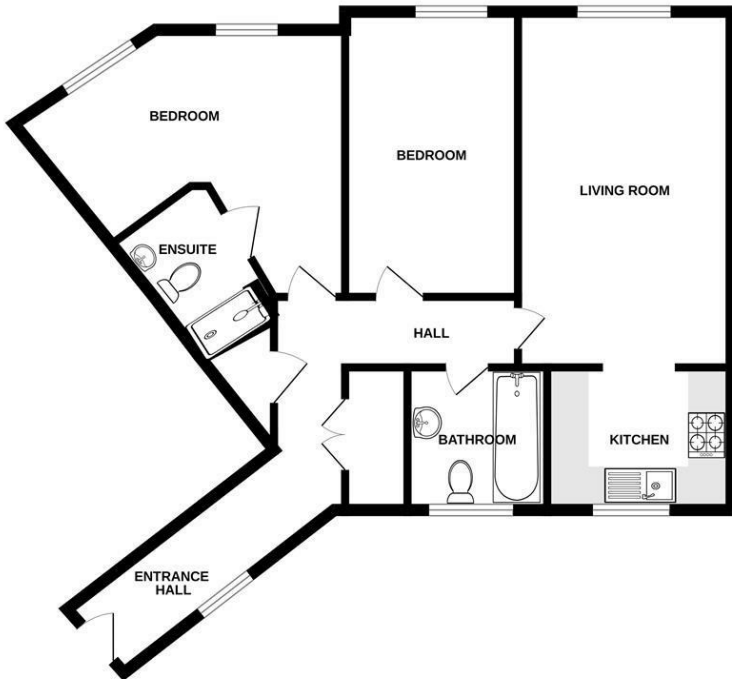
FOR CLARIFICATION:-

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

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY
TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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