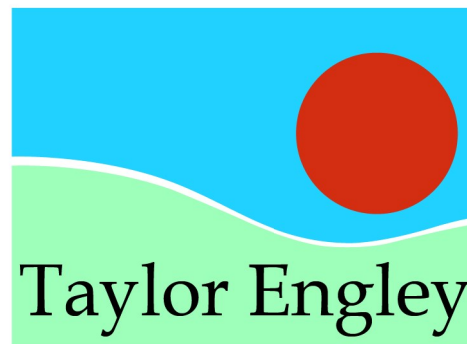


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3 Gardner Court Gardner Street, Herstmonceux, Hailsham, East Sussex, BN27 4LQ
Price £169,950 Leasehold

**** GARDEN APARTMENT * CHAIN FREE * GROUND FLOOR ***** village location!! A Share of Freehold on an extended 999 year lease. One bedroom ground floor apartment located within a purpose built block which is flooded with natural light and has it's own private entrance door. No.3 is the only flat with access directly to the outside and able to take advantage of the secluded sunny courtyard space All electrics have a current certificate. Ideal for buy to let investors offering a very attractive return, first time buyers or retirement. The apartment offers allocated off road parking to the rear and is centrally located within the village of Herstmonceux. The apartment is within a short stroll to an array of amenities including pub, bakery, coffee shops, convenience store, barbers, beauty salons, integrated medical centre and community centre. Close by are lovely countryside walks and has the added benefit of being on a bus route to Hastings and Hailsham Town Centre having extensive facilities. Viewing is highly recommended! EPC = D



*** GROUND FLOOR APARTMENT * ONE BEDROOM * COMMUNAL GARDEN * BATHROOM *
SITTING ROOM * KITCHEN * PARKING SPACE * VILLAGE LOCATION ***

The village of Herstmonceux is steeped in history and is home to Herstmonceux Castle, a brick-built castle dating from the 15th century and is believed to be one of the oldest significant brick buildings still standing in England. Royal Greenwich Observatory is located nearby and was built because of the expanse of clear sky Herstmonceux has to offer. Modern day amenities include an integrated health centre, community centre, local shops, bakery, cafe's, beauty rooms and a traditional country pub. Herstmonceux offers fabulous walks affording stunning views, sunsets and riverside strolls nearby



ACCOMMODATION COMPRISES

Personal front door leading into

ENTRANCE HALLWAY

Wall mounted fuse box, double glazed window to side, bi-folding door to inner hallway

INNER HALLWAY

2'8 x 8'9 (0.81m x 2.67m)

Electric radiator, inset ceiling spotlight.

BATHROOM

7'8 x 5'5 (2.34m x 1.65m)

Obscure UPVC double glazed window to side, low level flush wc, panel bath with tiled bathing area with Triton shower above, pedestal wash hand basin, wall mounted heater, chrome electric heated towel radiator.

BEDROOM

10'11 x 8'7 (3.33m x 2.62m)

Recently installed electric radiator, double glazed window to side.

SITTING ROOM

14'4 x 9'6 (4.37m x 2.90m)

Recently installed electric radiator, tv aerial socket, sliding patio doors leading to the communal garden, door to

KITCHEN

9'1 x 7'1 (2.77m x 2.16m)

Wall and base units, stainless steel sink drainer unit with chrome mixer taps, spaces for washing machine, fridge freezer, cooker and tumble dryer, part tiled, work top spaces, double glazed window to rear, cupboard housing hot water tank with slatted storage shelving, further storage cupboard with storage shelf.

COMMUNAL GARDEN

Patio doors from the sitting room lead to a sheltered courtyard having a sunny aspect and clothes drying facility

PARKING

Parking space to the rear for one vehicle.

TENURE/SERVICE CHARGES

New 999 year lease.

Share of Freehold.

£80 per month maintenance.

COUNCIL TAX BAND

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

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.

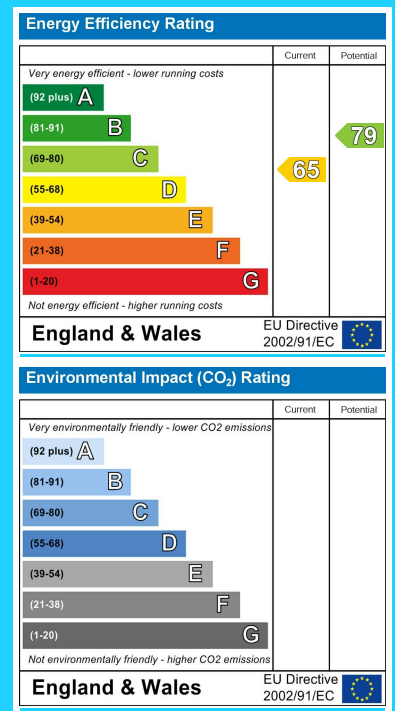
VIEWING INFORMATION

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.









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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