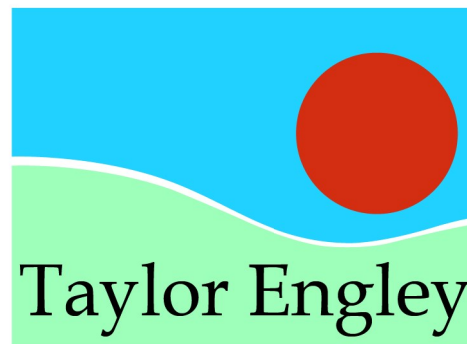


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**27 Southdown Court Bellbanks Road, Southdown Court, Hailsham, East Sussex, BN27 2AT**  
**Price £95,000 Leasehold**

**\*\* CHAIN FREE \*\* A fabulous OVER 60'S FIRST FLOOR APARTMENT located within the popular Southdown Court, being centrally located to Hailsham Town Centre. The apartment has recently been redecorated throughout and offers a light and spacious living room, fitted kitchen, bathroom room/wc with power shower. Southdown Court offers a variety of communal facilities to include laundry room, communal lounge and gardens, guest suite and electric buggy store. EPC = C**





**\* RETIREMENT FLAT \* ONE BEDROOM \* SITTING ROOM \* KITCHEN \* BATHROOM/WC WITH POWER SHOWER \* COMMUNAL FACILITIES \* BUGGY STORE \***

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.



## **COMMUNAL FRONT ENTRANCE DOOR**

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

## **OWN ENTRANCE DOOR LEADING INTO**

### **HALLWAY**

7' x 7'3 (2.13m x 2.21m)

Cupboard housing the hot water tank with digital timer.

### **SITTING ROOM**

15'4 x 10'8 (4.67m x 3.25m)

Double glazed window, electric radiator, television aerial socket, life line pull cord

### **KITCHEN**

6'11 x 7'4 (2.11m x 2.24m)

Fitted with wall and base units incorporating cupboards and drawers, stainless steel sink unit and drainer, spaces for fridge freezer, eye level Whirlpool oven, four ring electric hob with extractor over, dimples wall heater, part tiled, ceiling strip light, lifeline emergency pull cord.

### **BEDROOM**

12'6 x 8'11 (3.81m x 2.72m)

Double glazed window, lifeline emergency pull cord.

### **BATHROOM**

6'9 x 5'7 (2.06m x 1.70m)

Obscure double glazed window, low level flush wc panel bath with emergency button with power shower over and shower screen, vanity wash hand basin with cupboard below, Dimplex wall heater, extract fan.

### **LEASE INFORMATION**

The lease is 125 years from February 1995

## **SERVICE CHARGES**

The Lease Payment is £235.79 paid twice yearly  
Maintenance and service charge payment is £2508.01 per year

## **COUNCIL TAX**

Council Tax Band - 'B' Wealden District Council - currently £1791.45 until March 2023.

## **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)

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

# Bellbanks Road, Hailsham, BN27

Approximate Area = 433 sq ft / 40 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2022. Produced for Taylor Engley Limited. REF: 890267

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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