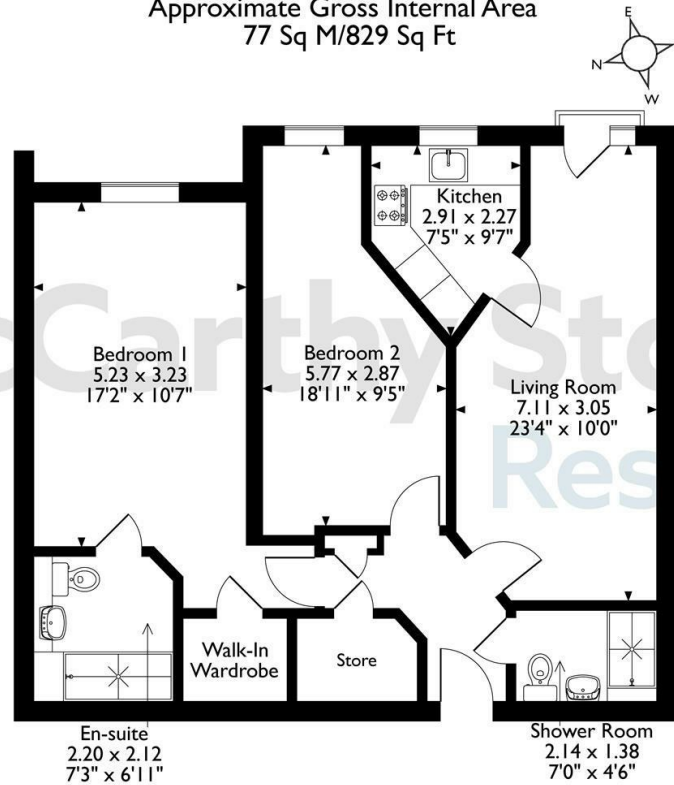


29 Wolsey Place, 49, London Road, Hailsham, East Sussex  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8686875/DST.

## 29 Wolsey Place

London Road, Hailsham, BN27 3FU



### Council Tax Band:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(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		

## Asking price £309,950 Leasehold

A fantastic retirement apartment boasting TWO BEDROOMS and TWO SHOWER ROOMS situated on the FIRST FLOOR. The property boasts SPACIOUS ACCOMMODATION THROUGHOUT and a South Easterly aspect.

Wolsey Place is a McCarthy Stone Retirement Living development for the over 60's and boasts excellent COMMUNAL FACILITIES, to include; a communal lounge where SOCIAL EVENTS take place, LOVELY LANDSCAPED GARDENS and a GUEST SUITE for visiting family and friends.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# Wolsey Place, London Road, Hailsham, East Sussex

2 Bed | £309,950

## Development Overview

Wolsey Place was built by McCarthy and Stone a purpose built Retirement Living Development.

Communal facilities include a Homeowners lounge with doors leading to a patio surrounded by landscaped gardens. If your visitors have come from afar, there is a guest suite for them to stay in (subject to availability - additional charges apply). There is a lift to all floors and a mobility scooter store with charging points.

There is a House Manager on site and the development links through to the 24 hour emergency call system for when they are off duty. The door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom.

It is a condition of purchase that all Residents must be over the age of 60 years.

## Entrance Hallway

Front door with spy hole leads to the large entrance hall, where the 24 hour emergency response pull cord system is in place. Ceiling lights and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard/utility room. All other doors lead to both bedrooms, living room and shower room.

## Living Room

A spacious and well presented living/dining room boasting a South Easterly aspect. A feature electric fireplace makes a lovely focal point in the room. Ceiling lights, power points, TV & telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fitted kitchen boasting modern wall and base units with wood effect work surfaces over. Stainless steel sink with chrome mixer tap and drainer unit sits below the window. There is a fridge, freezer and a fitted electric oven. There is also a fitted electric ceramic hob with extractor hood. Contemporary ceiling lights and tiled floor.

## Bedroom One

A particularly spacious double bedroom with a very useful walk-in wardrobe, as well as further built in furniture for additional useful storage. South Easterly facing window, lighting, raised power points, TV and BT points. Door to en-suite shower room.

## En-Suite Shower Room

The contemporary en-suite comprises of; walk-in, level access shower with glass screen and grab rail, WC and wash hand basin with a mirror and light fitted above. Emergency pull cord, extensive tiling to walls and tiled floor.

## Bedroom Two

A second double bedroom which could alternatively be used as a dining room, hobby room or office. Window, raised power points, TV & BT points and ceiling light.

## Shower Room

Accessed via the entrance hallway, the shower room comprises of; shower with glass screen and grab rail, WC and wash hand basin with a mirror and light fitted above. Emergency pull cord, extensive tiling to walls and tiled floor.

## Service Charge (breakdown)

- Underfloor heating for the apartment
- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £5,536.19 for the financial year ending 30/06/2026 .

The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Lease Information

Lease Length: 999 years from 1st June 2016  
Ground rent: £495 per annum  
Ground rent review: 1st June 2031

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating / Underfloor heating system
- Mains drainage

