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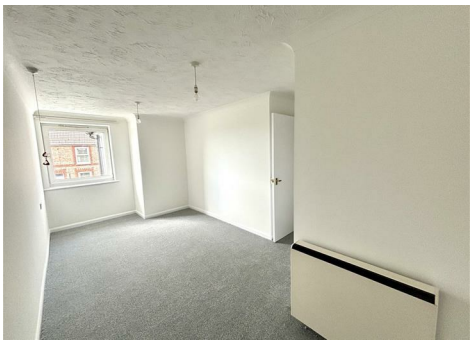
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est. 1978
Taylor Engley









53 Southdown Court Bellbanks Road, Hailsham, East Sussex, BN27 2AT
Price £85,000 Leasehold

**** CHAIN FREE ** A fabulous OVER 60'S FIRST FLOOR APARTMENT located within the popular Southdown Court Annexe, being centrally located to Hailsham Town Centre. The apartment is extremely well presented, having been redecorated and re-carpeted and offers light and spacious living accommodation. Southdown Court offers a variety of communal facilities to include laundry room, communal lounge and gardens, guest suite and electric buggy store. 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 has 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.

**** Southdown Court is situated within a short walk to Hailsham town centre amenities and the Common Pond ****





FRONT DOOR TO:
Communal entrance hall, stairs or chair lift to the first floor. Door to:

ENTRANCE HALL
Large walk-in storage cupboard housing the water cylinder and tank, fuse box and electric meter. Emergency pull cord, entry phone system

LOUNGE
17'09" x 11'05" max (5.41m x 3.48m max)
Night storage heater, television aerial point, double glazed window with outlook to front, emergency pull cord, double glazed doors to:

KITCHEN
5'08" x 8'11" (1.73m x 2.72m)
Fitted with a range of wall and base cupboards and drawers, AEG built-in oven, four ring electric induction hob with extractor hood over, double glazed window overlooking the front, work surface, stainless steel sink with mixer tap, space for washing machine, LEC fridge, Haden freezer.

BEDROOM
17'07" x 8'07"max (5.36m x 2.62mmax)
Emergency pull cord, double glazed window with outlook to front and night storage heater.

SHOWER ROOM
Low level flush WC, vanity wash hand basin with cupboard below, extractor fan, emergency pull cord, electric wall heater, shower with fitted seat, tiled walls.

LEASE/SERVICE CHARGE & GROUND RENT
The lease is 125 years from 1st February 1995. The ground rent for the period 01/09/2026 - 28/02/2027 is £235.79. The service charge for the period 01/09/2026 - 28/02/2027 is £1725.18.

(All outgoings and terms of lease are subject to verification).

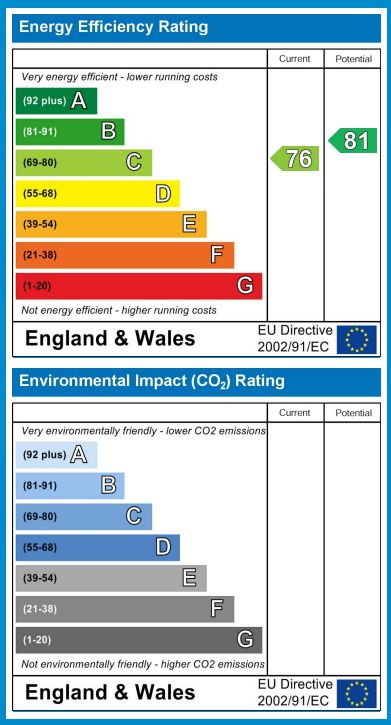
COUNCIL TAX BAND
This property is currently rated by Wealden District Council at Band B.

BROADBAND AND MOBILE PHONE CHECKER
For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

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 ENGLEY 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.
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