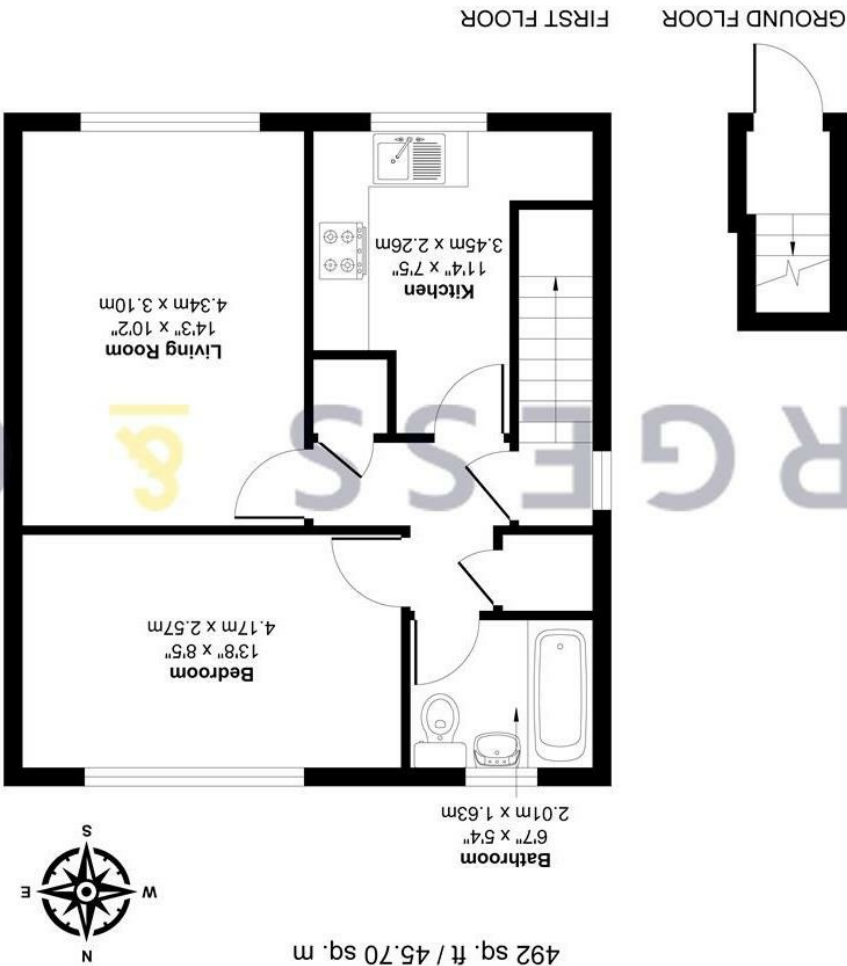




BURGESS & CO. 8 Ashford Close, Hailsham, BN27 2AR
01424 222255

Offers Over
£155,000



Burgess & Co are delighted to bring to the market this bright and spacious one bedroom first floor flat, nestled in a quiet cul-de-sac in the heart of Hailsham. Ideally situated within a short walk from the Town Centre offering local shops, restaurants, an array of amenities and transport links. The property is immaculately presented throughout and the accommodation comprises a private entrance, a living room, a modern kitchen, a double bedroom and a modern bathroom. Further benefits include gas central heating, double glazed windows, a private rear garden, and a private parking space. The property also benefits from a long Lease (remainder of 999 years) along with very affordable maintenance charges (as & when required) and a peppercorn ground rent. Viewing is highly recommended by vendors sole agents.

Private Entrance

With front door & stairs leading to

First Floor Landing

With loft hatch, two fitted cupboards one housing boiler & plumbing for washing machine.

Living Room

14'3 x 10'2

With radiator, double glazed window to the front.

Kitchen

11'4 x 7'5

Comprising matching range of modern wall & base units, worksurface, tiled splashbacks, inset stainless steel sink unit, inset electric hob with extractor hood over, fitted oven, space for standing fridge/freezer, radiator, double glazed window to the front.

Bedroom

13'8 x 8'5

With radiator, fitted wardrobes, double glazed window to the rear.

Bathroom

6'7 x 5'4

Comprising panelled bath with waterfall shower over & screen, vanity unit with inset wash hand basin & low level w.c, partly tiled walls, double glazed frosted window to the rear.

Outside

To the rear there is a patio area, an area of lawn, being enclosed by fencing with gated access.

Parking Space

There is a private parking space.

NB

There is the remainder of 999 year Lease from

25 March 1972. Service Charge as & when. Peppercorn Ground Rent. Council tax band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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	

