




- Ground Floor Apartment
- Roebuck Park
- Immediate Access To Green Spaces
- Closeby Cuckoo Trail
- Allocated Parking Space
- Bus Route
- Ensuite To Main Bedroom
- Hall Storage Cupboards



Leasehold  
**£210,000**

 2 BEDROOM

 1 RECEPTION

 2 BATHROOM

 0 GARAGE

Reid Crescent, Hailsham

## Reid Crescent, Hailsham

### DESCRIPTION

A beautifully presented two bedroom ground floor apartment situated within the sought-after Roebuck Park development in Hellingly. The property offers well-proportioned accommodation comprising an entrance hall, spacious lounge/dining room, modern fitted kitchen, two bedrooms, an en-suite shower room to the main bedroom and a contemporary bathroom.

The current owners have thoroughly enjoyed living here, particularly the immediate access to the neighbouring park and playing fields, along with the nearby Cuckoo Trail providing excellent walking and cycling routes through the Sussex countryside.

Roebuck Park is a popular modern development with a strong community feel, benefitting from nearby open green spaces, children's play areas, local bus services and the Hellingly Community Hub. The Hailsham town is within easy reach and offers a wide range of shops, supermarkets, cafés, healthcare facilities and leisure amenities.

Further benefits include an allocated parking space to the rear of the building. The property is held on a lease with approximately 110 years remaining of the original 125-year term. A service charge of £138 per calendar month is payable together with an annual ground rent of £350.

An excellent opportunity for first-time buyers, downsizers or investors seeking a modern apartment in a convenient location with superb access to both local amenities and surrounding countryside.



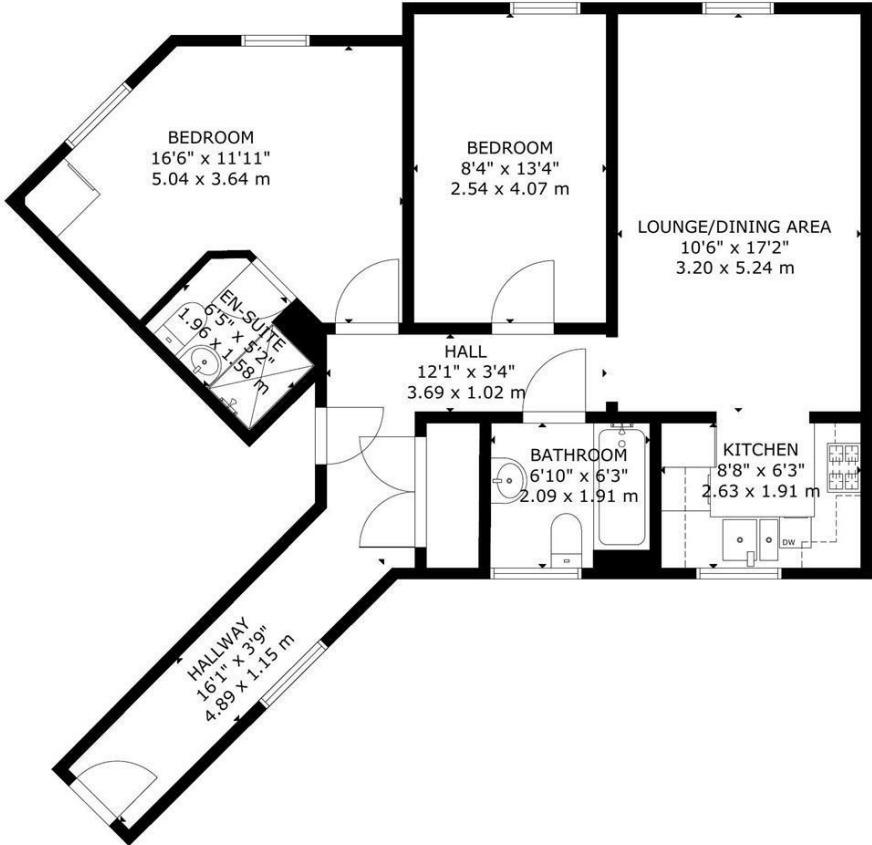


Reid Crescent, Hailsham

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# Reid Crescent, Hailsham



GROSS INTERNAL AREA  
 TOTAL: 69 m<sup>2</sup>/747 sq ft  
 FLOOR 1: 69 m<sup>2</sup>/747 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 81        |
| (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 |           |

FLOOR 1



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