



**Luscombe Avenue, Hellingly, Hailsham BN27 4DW**



**welcome to**

**Luscombe Avenue, Hellingly, Hailsham**

Set within the highly sought-after area of Roebuck Park, this beautifully presented two-bedroom ground-floor mansion flat enjoys a prime position overlooking picturesque ancient woodland, offering a rare combination of tranquillity and convenience.



**Entrance Hall**

**Open Plan Kitchen/ Living Room**

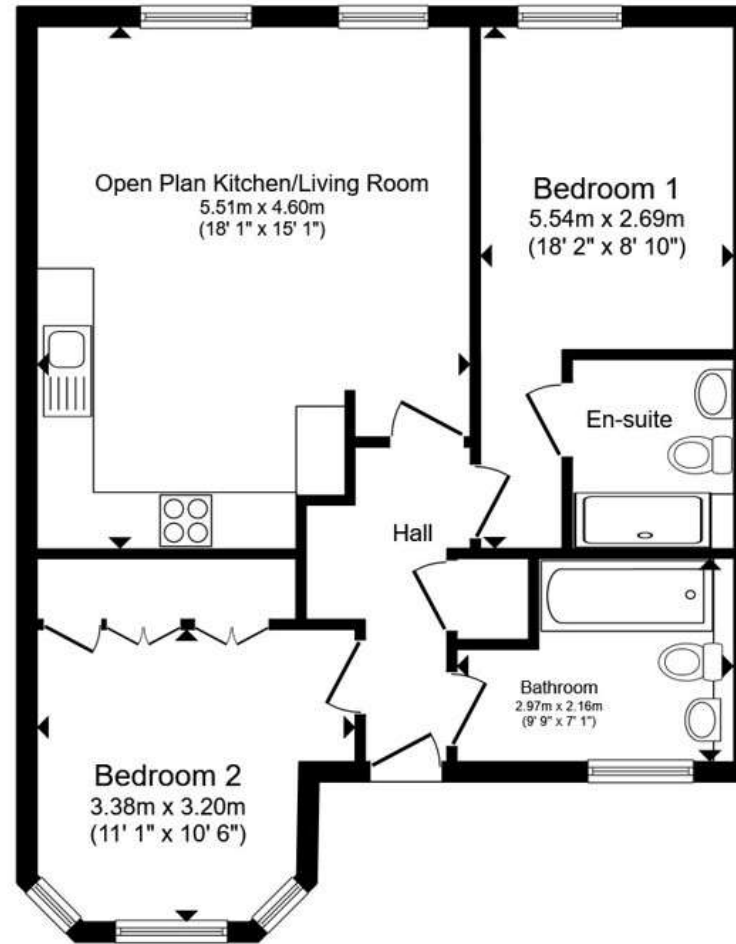
**Bedroom One**

**En-Suite**

**Bedroom Two**

**Bathroom**

**Allocated Parking**



## Ground Floor

Total floor area 62.1 m<sup>2</sup> (668 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Luscombe Avenue, Hellingly, Hailsham

- Ground Floor Mansion Flat
- Two Bathrooms Including En Suite
- Highly Sought After Area
- On The Doorstep of Ancient Woodland
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1306.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAI110488 - 0002

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