



Pippin Close, Orchard View Park, Herstmonceux, Hailsham BN27 4TU



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Pippin Close, Orchard View Park, Herstmonceux, Hailsham

A detached park home ideally situated on the popular Orchard View Park Development situated in a village location. The property benefits from two double bedrooms, shower room and spacious living room/kitchen.



Entrance Hall

Kitchen

Living Room

Sun Room

Bedroom 1

Bedroom 2

Shower Room

Spacious Gardens to All Sides

Pitch Fee

£245.39 pcm Pitch Fee

Water Paid Privately

No Pets Allowed

Agents Note:

The Mobile Homes Act 2013 places a number of obligations on both the sellers and the buyers to follow a set procedure when completing the process and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, including paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 63.4 sq.m. (682 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.focalagent.com



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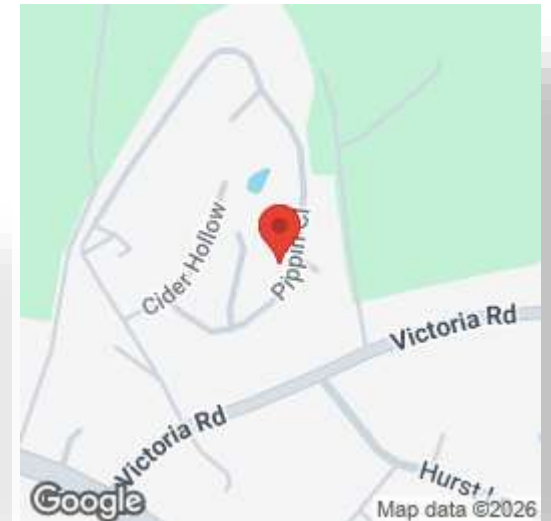
Pippin Close, Orchard View Park, Herstmonceux, Hailsham

- Detached Park Home
- Two Double Bedrooms
- Shower Room
- Spacious Living Room/ Kitchen
- Gardens to all Four Sides

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAI110340 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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