



HAMPDEN LODGE, HAILSHAM ROAD

HEATHFIELD - GUIDE PRICE £160,000 - £167,500

**Flat 11 Hampden Lodge,
Hailsham Road, Heathfield TN21 8AE**

**Entrance Hall - Sitting Room - Kitchen - Bedroom -
Bathroom - Communal Garden - Allocated Parking**

Occupying a desirable top floor position within this modern purpose built development, this impressive one bedroom apartment offers a combination of generous living accommodation together with an enviable outlook with countryside views. The property also offers a recently extended lease, allocated parking and communal gardens.

Private front door into:

ENTRANCE HALL:

Door to useful storage cupboard with hanging rail and shelf within. Door to airing cupboard housing hot water tank. Access to roof void.

SITTING ROOM:

A spacious room with uPVC double glazed windows to rear with delightful views over rooftops and trees to the South Downs in the distance. Wall mounted electric heater. Archway into:

KITCHEN:

uPVC double glazed window to side. Fitted with a range of contemporary marble effect worktops comprising of inset one and a half bowl sink and drainer with mixer tap over with additional filtered water tap aside. Range of matching cupboard and drawer units below and over incorporating space and plumbing for washing machine and fridge freezer. Stainless steel brush fronted oven and grill with ceramic hob over incorporating stainless steel splashback and extractor hood with light. Localised tiling.



BEDROOM:

Double glazed window to rear with delightful views over rooftops and trees to the South Downs in the distance. Wall mounted electric heater.

BATHROOM:

Obscure uPVC double glazed window to side. Fitted with a white suite with chrome effect fittings comprising low-level WC, pedestal wash basin, panelled bath with separate shower unit over and mixer tap. Tiled to 4 walls incorporating decorative mosaic dado effect. Heated electric towel rail. Note: 09/09/26 - the vinyl flooring and underlay is being replaced imminently by the seller.

OUTSIDE:

There is a communal garden, visitors parking and an allocated numbered parking space.

SITUATION:

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

LEASEHOLD

Lease: 154 year lease from 19/03/2024

Service charge: Paid in 6 monthly instalments. The most recent settled instalment for the year 01/04/26 - 31/03/27 was a half yearly in advance charge of £2,722.43 (yearly total £5,444.85) reflective of significant improvements to the roof under Section 20 qualifying works. It is worth noting the full year service charge totals for 2024/25 and 2025/26 were £1315.05 & £1,037.70 respectively.

Ground Rent: Peppercorn

We recommend that you speak to your legal adviser to confirm the above.

COUNCIL TAX BAND:

B

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

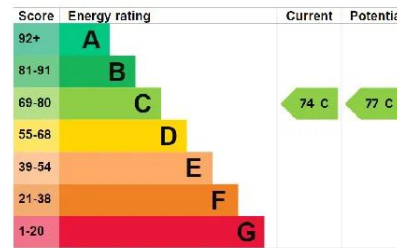
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Electricity & Drainage.

Heating - Electric

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



Approx. Gross Internal Area 578 ft² ... 53.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



27 High Street, Heathfield,

East Sussex, TN21 8JR

Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON
OFFICE

www.woodandpilcher.co.uk

