



BATHROOM Suite comprising panelled bath with mixer taps with electric shower over, pedestal wash handbasin, low level W.C., light and shaver point, obscure glass window to side, part-tiled walls, heated towel rail.



HAILSHAM ROAD, HEATHFIELD, TN21 8AE, £129,950



OUTSIDE To the rear of the property are the well maintained Communal Gardens and Allocated Parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		53	56
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

**1 Bedroom Second Floor Flat
Purpose-built Development
Allocated Parking
Communal Gardens
Close to the High Street
NO ONWARD CHAIN**

MISREPRESENTATION ACT 1967 These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only as a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.
Tel: 01435 868020. Fax: 01435 864441. www.westwoodsestateagents.co.uk

An attractive 1 Bedroom Second Floor Flat in a popular small development of 12 purpose-built flats. Constructed in 1990 and offering well planned accommodation comprising, Communal Entrance Hall, Private Entrance Hall, Sitting Room, Kitchen, Bedroom, Bathroom, Communal Gardens and Allocated Parking.

Conveniently situated a moments walk from Hailsham Road with it's range of shops and about about 1/2 mile from Heathfield town centre with its range of shopping and banking facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College. There are mainline railway stations at both Stonegate and Etchingham (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour. The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

Council Tax Band B - 2018/2019 £1,487.54

Lease Approx. 149 Years

Ground Rent: Approx. £125 p.a.

Maintenance: Approx. £1,083 p.a.

COMMUNAL ENTRANCE HALL Entry phone system, stairs to all floors.

ENTRANCE HALL Private front door, storage cupboard and airing cupboard with pre-lagged water cylinder.

KITCHEN 9'01" x 7'02" Well equipped with a range of matching base and wall units with complementary worksurfaces over, built-in electric oven and hob with extractor over, space and plumbing for washing machine and tumble dryer, space for undercounter fridge, stainless steel sink and drainer unit with mixer tap, part-tiled walls, window to side.



SITTING ROOM 14'05" x 11'03" Window to the front, entry phone system, archway to Kitchen.



BEDROOM 12'05" x 11'06" (max) Range of built-in wardrobes, window to front.

