

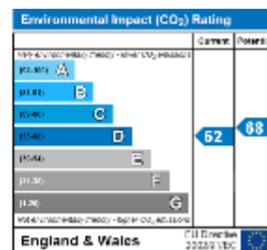
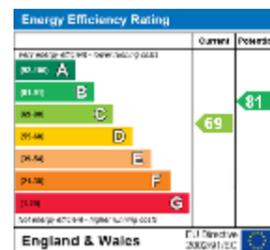
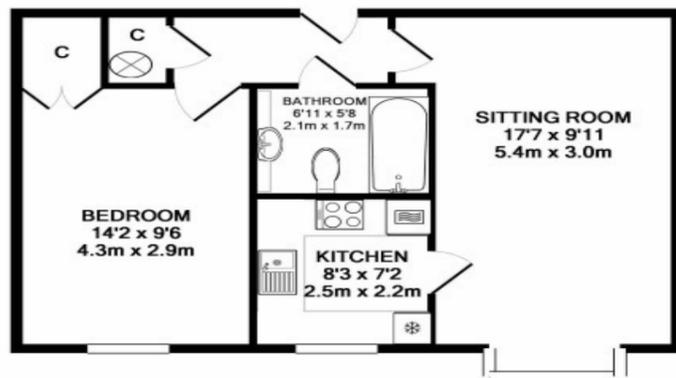


**BATHROOM** Recently fitted with white suite comprising ample built-in storage cupboards, vanity unit with inset wash handbasin with mirrored cabinet over, low level W.C., large walk-in shower cubicle with Mira electric shower, heated ladder towel rail, tiled floor with underfloor heating, fully tiled walls.



**STATION ROAD, HEATHFIELD, TN21 8LE £69,500**

**OUTSIDE** there is a large car park at the rear of the property and communal, landscaped gardens.



TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**1 Bedroom Leasehold Retirement Flat**  
**Bedroom with built-in wardrobe**  
**Recently fitted Kitchen and Bathroom**  
**Residents Parking**  
**Laundry room and Communal Sitting Room**  
**Communal Gardens**  
**Very Close to Town Centre**  
**Private access to Sainsbury's Car Park**

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

A first floor Retirement Flat in the popular Davenport Park Development. Accommodation comprises of Communal Entrance Hall with lift, private Entrance Hall, Sitting Room, recently fitted Kitchen, recently fitted Bathroom and 1 Bedroom. Residents parking and visitors' parking.

Located within a few moments walk of the High Street in Heathfield. There is direct and private access to the car park at Sainsbury's and the Post Office. The coast at Eastbourne is about 15 miles away as is the spa town of Royal Tunbridge Wells. There are regular bus services to both towns.

There is a Guest Suite for visitors which is rentable nightly for a small charge. There is a laundry and drying room. Each flat has an entry phone system and a pull-cord emergency facility in each room. There is a part-time warden on site.

Ground rent currently £320.00 per annum (£160.00 x 2)

Lease remaining - Approx. 71 years

Service charge approx. £2259.00 per annum includes water, laundry room, all outside maintenance, grounds, communal areas, part-time warden, window cleaning, building insurance.

Council Tax Band B - 2017/2018 £1,409.43

COMMUNAL ENTRANCE HALL With stairs and lift access.

PRIVATE FRONT DOOR AND ENTRANCE HALL Airing cupboard with hot water tank and shelving, wide bay window, storage heater.

KITCHEN 8'02" x 7' Recently fitted modern wall and base units, acrylic sink and drainer unit with mixer tap, built-in double oven, separate electric hob with extractor over, built-in fridge/freezer, built-in dishwasher, integrated washing machine, part-tiled walls, window to the rear.



SITTING ROOM 20'3" (into bay) x 9'10" Aspect to the rear.

BEDROOM 14'01" x 9'3" Built-in double wardrobe cupboard with further cupboard over, window to the rear.

