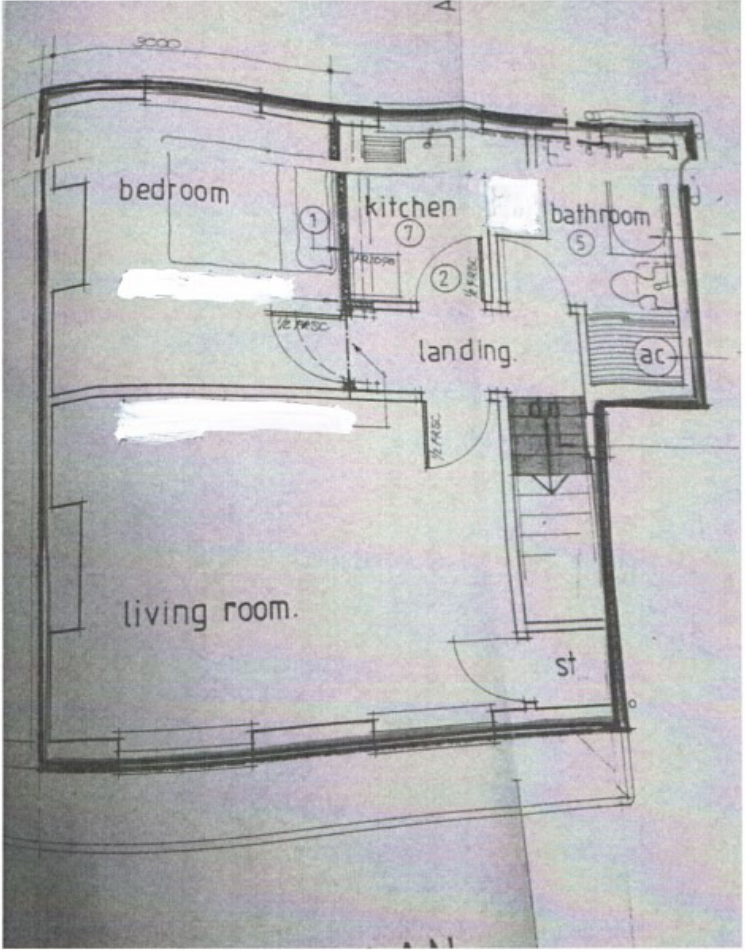
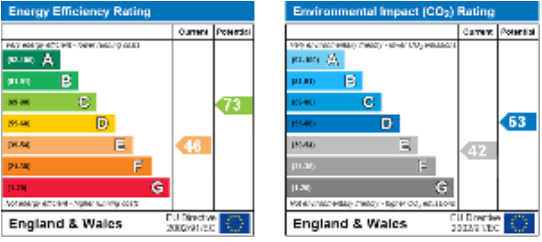




HAILSHAM ROAD, HEATHFIELD, TN21 8AS £138,000



**1 Bedroom First Floor Flat
 Large Sitting Room/Dining Room
 Parking and Private Garden
 Walking distance to the shops
 Excellent Location
 Views to the Downs**



PLEASE NOTE: 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. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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

An attractive first floor flat with accommodation comprising entrance hall, kitchen, large sitting/dining room, bedroom and bathroom, allocated parking and visitors' parking and a large private garden. The property also benefits from UPVC double glazing and currently has electric storage heating.

(Agents Note: There is mains gas in the area.)

Ground Rent - £37.50 per 6 months

Maintenance - £266.00 per 6 months

Lease remaining - Approx. 71 years

(Agents Note 2: Lease extension, by current owner, under discussion with Management)

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

Conveniently situated a moments walk from Hailsham Road with it's range of shops and about about 3/4 mile from Heathfield town centre with its range of shopping and banking facilities. There are mainline railway stations at both Stonegate and Etchingam (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.

GROUND FLOOR HALLWAY Part-glazed front door, meter cupboard, stairs rising to the first floor.

FIRST FLOOR

KITCHEN 7'10" x 7'02" Range of wall and base units with complementary work surfaces over, stainless steel sink and drainer unit, spaces for undercounter fridge and freezer, space and plumbing for washing machine, space for electric cooker, part-tiled walls, window overlooking the rear gardens, views to the Downs.

SITTING ROOM/DINING ROOM 15'05" x 10'11" Large storage cupboard, two windows overlooking the front, fireplace (unused) with wooden mantle and surround, space for dining table and chairs.

BEDROOM 11' x 10' Window overlooking the gardens with views.

BATHROOM Low level W.C., pedestal wash handbasin, panelled bath with mixer tap and handheld shower, part-tiled walls, airing cupboard housing hot water tank, obscure window to the rear.

PARKING AND GARDEN One allocated parking space and space for visitors. Large rear garden, laid to lawn, timber garden shed.

