



WOOD & PILCHER



- Freehold Retirement Bungalow
- Specifically for the Over 55's
- 2 Good Sized Bedrooms
- Re-modelled Kitchen
- Residents Parking
- Energy Efficiency Rating: E

The Cedars, Hailsham

GUIDE PRICE £200,000 - £225,000

woodandpilcher.co.uk



86 The Cedars, Hailsham, BN27 1UQ

A beautifully presented two bedroom terraced bungalow situated on a highly desirable development for the over 55's. The accommodation features a re-modelled kitchen, modern shower room, a good sized sitting room and private well maintained garden to the rear. There are further communal gardens, residents parking and a part time on site Estate Manager. The property is offered with NO ONWARD CHAIN.

ENTRANCE HALL:

Dimplex electric wall mounted heater, built-in storage cupboard. Airing cupboard housing the hot water cylinder with slatted shelves above. Access to loft.

SHOWER ROOM:

Shower cubicle with thermostatic shower, wc, pedestal wash basin. Part tiled walls, chrome heated towel rail, wall mounted Dimplex electric heater. Double glazed window.



SITTING ROOM:

Double glazed windows, electric wall mounted heater, feature fire surround, coved ceiling.

RE-MODELLED KITCHEN:

Matching wall and base cupboards, wood block effect worktop with inset stainless steel sink. Space for cooker, washing machine, fridge and freezer. Double glazed windows and double glazed door to the garden.

BEDROOM 1:

Double glazed windows overlooking the rear garden, electric wall mounted heater. Built-in double wardrobe, coved ceiling.

BEDROOM 2:

Double glazed window overlooking the gardens to the front, electric wall mounted heater. Built-in wardrobe, coved ceiling.

OUTSIDE REAR:

Private fence enclosed rear garden with paved patio, chipped slate area and shrub borders. Timber shed, outside tap.

RESIDENTS PARKING:**SITUATION:**

The property lies approximately 1 mile by road from Hailsham town centre which offers a comprehensive range of shopping, schooling & leisure facilities. Polegate railway station is approximately 4 and half miles away to the south with its excellent parking facilities and runs fast & frequent rail service to London, Brighton, Gatwick and Ashford etc. (Connections may apply). There is also a residents locked gate to the Cuckoo Trail which provides easy walking to town centre (approximately 1km).

TENURE:

Freehold

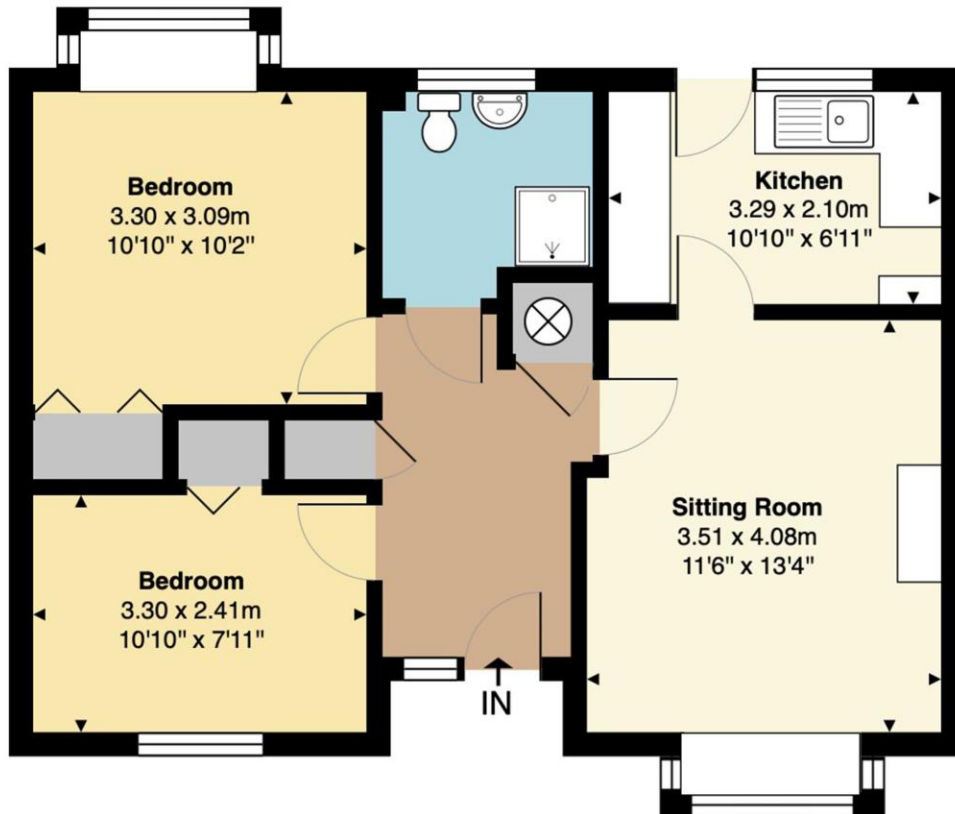
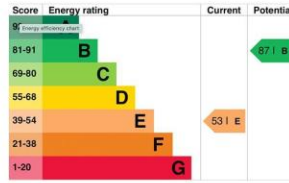
SERVICE CHARGE:

Proposed Service Charge for 2021/2022 is £138.55 per month.

VIEWING:

By appointment with Wood & Pilcher 01435 862211





**Gross Internal Floor
Area Approx
595 sq ft (55.3 sq m)**

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Not To Scale.
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