



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Purpose Built Apartment
- One Double Bedroom
- Top Floor
- Large Sitting Room
- Allocated Parking
- Energy Efficiency Rating: C
- Communal Garden

Hailsham Road, Heathfield

£165,000

woodandpilcher.co.uk



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

A top floor one bedroom spacious apartment for ming part of this modern purpose built block situated near to local shops and amenities. The property offers a large sitting room opening into a modern kitchen and a double bedroom and bathroom as well as the benefit of views over trees to distant countryside from the bedroom and sitting room. Allocated parking is available outside amongst communal areas of lawn. Extended lease will accompany sale.

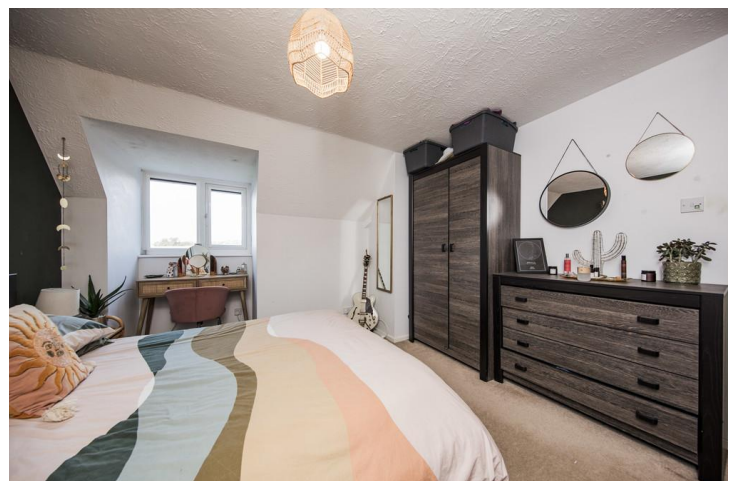
Private front door into:

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 storage 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.

OUTSIDE:

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

TENURE:

Leasehold

The property is to be sold with the benefit of an extended lease. At present the Section 42 Notice has been served to the freeholder for the benefit of a 99 year addition to the existing 65 years on the lease, with the ground rent to become a peppercorn ground rent. The service charge is paid 6 monthly and is approximately £1,200 p.a. with the most recent 6 month bill equating to £513.70 to include buildings insurance.

COUNCIL TAX BAND: B

VIEWING: By appointment with Wood & Pilcher 01435 862211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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