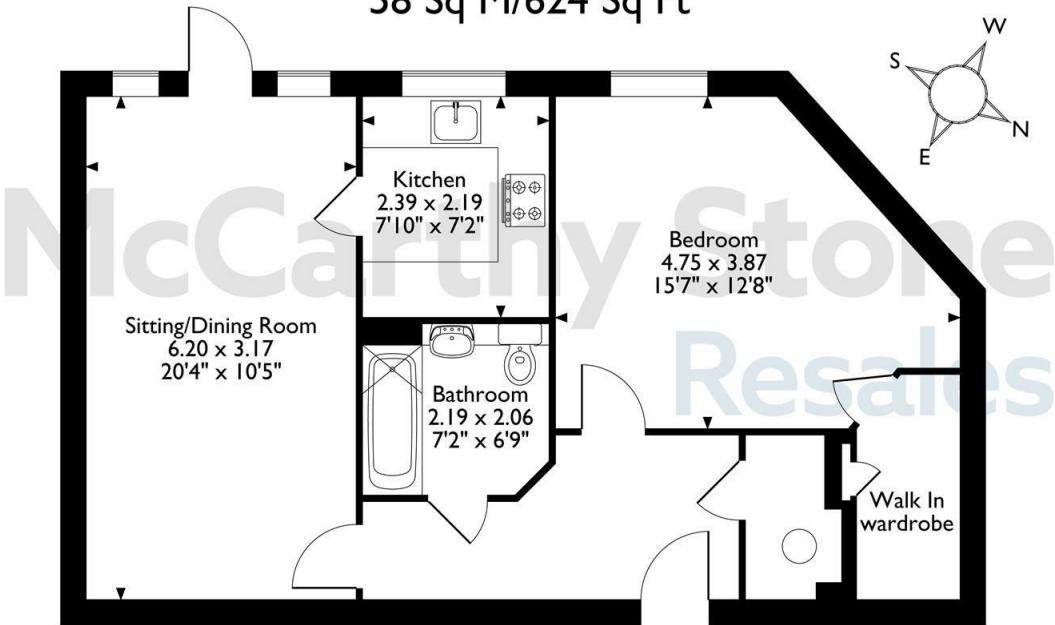
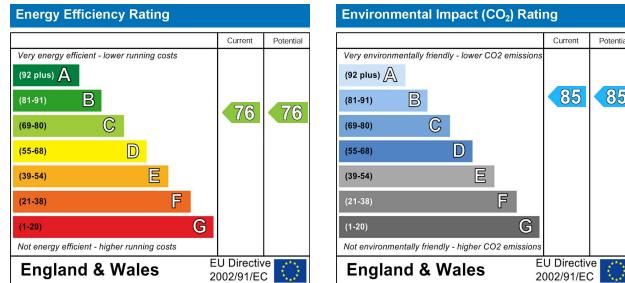
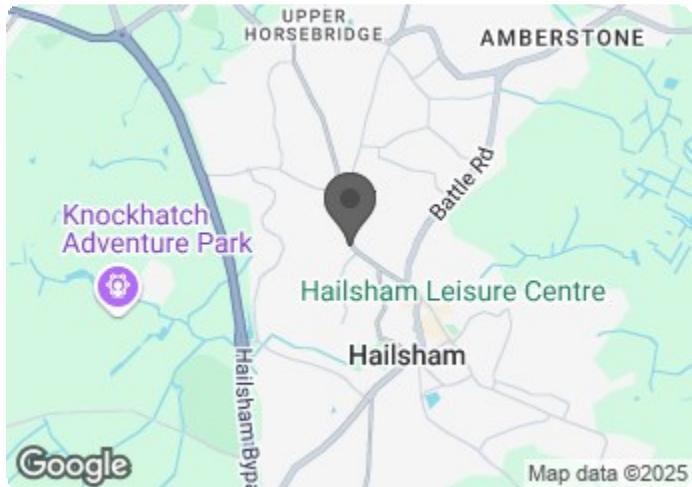


10 Wolsey Place, 49, London Road, Hailsham, East Sussex  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk) Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



## 10 Wolsey Place

49 London Road, Hailsham, BN27 3FU



**PRICE REDUCTION**  
**Asking price £175,000 Leasehold**

A BRIGHT and SPACIOUS one double bedroom apartment, superbly positioned on the GROUND FLOOR with direct PATIO ACCESS from the living dining room. Benefiting from having an ALLOCATED PARKING SPACE.

Wolsey Place is a McCarthy Stone Retirement Living development for the over 60's and boasts excellent COMMUNAL FACILITIES, to include; a communal lounge where SOCIAL EVENTS take place, LOVELY LANDSCAPED GARDENS and a GUEST SUITE for visiting family and friends.

**Call us on 0345 556 4104 to find out more.**

[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# Wolsey Place, London Road, Hailsham

## Development Overview

Wolsey Place was built by McCarthy and Stone a purpose built Retirement Living Development.

Communal facilities include a Homeowners lounge with doors leading to a patio surrounded by landscaped gardens. If your visitors have come from afar, there is a guest suite for them to stay in (subject to availability - additional charges apply). There is a lift to all floors and a mobility scooter store with charging points.

There is a House Manager on site and the development links through to the 24 hour emergency call system for when they are off duty. The door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom.

It is a condition of purchase that all Residents must be over the age of 60 years.

## Entrance Hallway

Front door with spy hole leads to the entrance hall, where the 24 hour emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard/utility room housing the washer/drier. All other doors lead to the bedroom, living room and bathroom.



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## Living Room (with Patio access)

A bright and well presented living/dining room boasting a glazed door opening onto a lovely patio seating area. Two ceiling light points, power points, TV & telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted modern style kitchen with fitted cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap and drainer unit sits below the window. There is an integrated fridge/freezer and a fitted electric oven. There is also a fitted electric ceramic hob with extractor hood.

## Double Bedroom

Spacious double bedroom with door to a walk-in wardrobe, housing shelving and hanging rails. Emergency pull cord, underfloor heating, raised power points, TV and BT points.

## Bathroom

Contemporary bathroom with partially tiled walls, comprising of a modern suite to include; bath with shower over and grab rails, WC, vanity unit with sink and mirror above, heated ladder style towel rail and emergency pull cord.

## Parking

This apartment has the benefit of coming with a parking space.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and



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# 1 Bed | Asking price £175,000

## apartments

- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £3,291.48 for the financial year ending 30/06/2025.

The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Lease Information

Lease: 999 years from 1st June 2016  
Ground rent: £425 per annum  
Ground rent review: 1st June 2031

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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