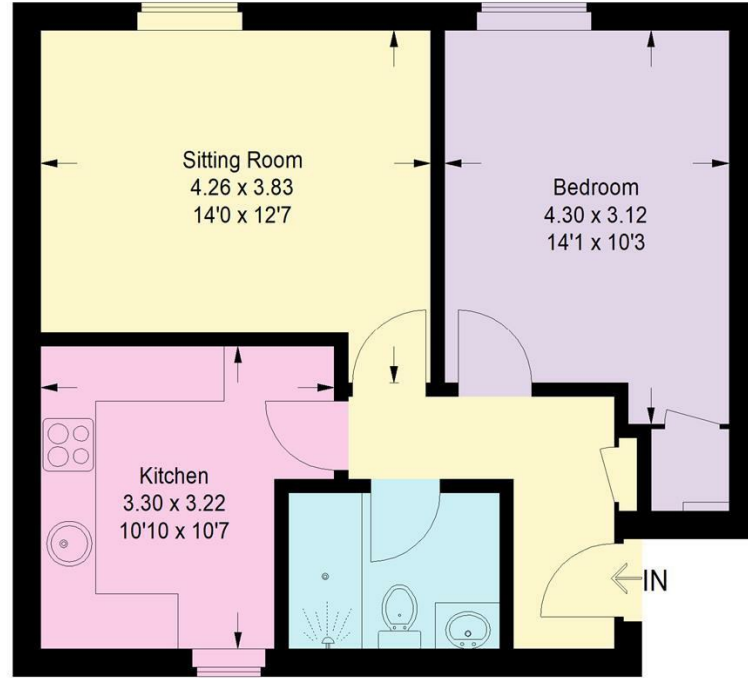




Cobden Place, Hailsham, BN27 2BL

Approximate Gross Internal Area
48.7 sq m / 524 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022



70 High Street, Heathfield, East Sussex, TN21 8JD
Tel: 01435 864233
heathfield@rowlandgorringe.co.uk



rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.



Flat 4, 1A Cobden Place, Hailsham, East Sussex, BN27 2BL

Flat 4, 1A Cobden Place
Hailsham
East Sussex
BN27 2BL

Guide Price £195,000
Leasehold

Description

We are delighted to be offering this newly converted one bed-roomed top floor apartment. One of four apartments which have been fully modernised to a high standard and are in a desirable location close to Hailsham town centre.

Flat 4 offers a fully fitted modern kitchen with a combination of anthracite and white wall and base units.

Induction hob with extractor hood above, Integrated appliances to include a Single oven, dish washer, washing machine, Fridge/freezer and Microwave.

The white painted sitting room is spacious, has a white led light window, an anthracite upright radiator and power sockets are plentiful.

The Bedroom is located to the front of the building is of good size and benefits from a built-in storage cupboard.

Completing the apartment is the contemporary bathroom, fitted with white sanitary ware, vanity unit, mirror, heated towel rail and a large walk in shower cubicle complete with a rain shower head as well as a hand held shower.

- Benefits include, one allocated parking space per flat, gas central heating, double glazing, guarantees with all appliances, Provisions for TV's to be wall mounted, Hive Thermostat Smart compatibility, Combi Boiler and Feature LED lighting.

EPC rating B

Lease term 999yrs
services charges TBC

Location

The apartment is conveniently located to bus routes and access to Hailsham town centre with an abundance of amenities and supermarkets to include Waitrose. Just a 10-minute drive away from Eastbourne and 4 miles from Polegate railway station with its direct links to Victoria, London.

