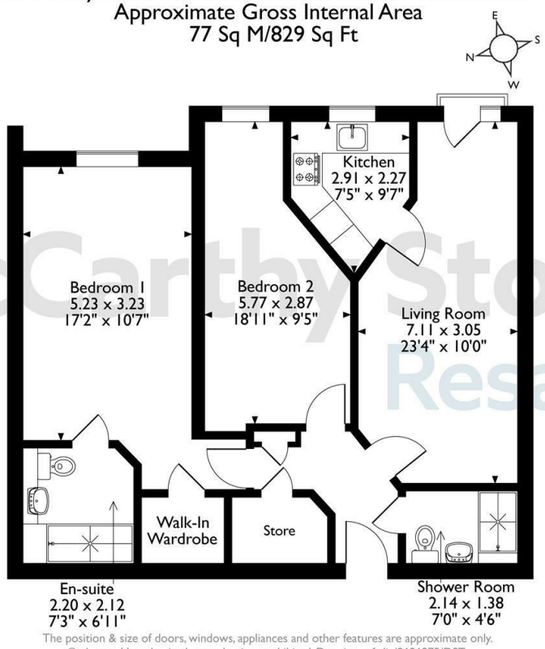
McCarthy Stone
Resales

29 Wolsey Place, 49, London Road, Hailsham, East Sussex
Approximate Gross Internal Area
77 Sq M/829 Sq Ft

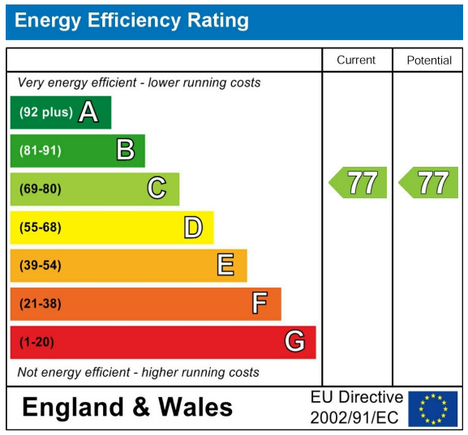


The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8686875/DST.

Council Tax Band:





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. 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

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

29 Wolsey Place

London Road, Hailsham, BN27 3FU

PRICE REDUCED







PRICE REDUCTION

Asking price £285,000 Leasehold

A fantastic retirement apartment boasting TWO BEDROOMS and TWO SHOWER ROOMS situated on the FIRST FLOOR. The property boasts SPACIOUS ACCOMMODATION THROUGOUT and a South Easterly aspect.

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 | mccarthyandstoneresales.co.uk

Wolsey Place, London Road, Hailsham, East

2 Bed | £285,000

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 large entrance hall, where the 24 hour emergency response pull cord system is in place. Ceiling lights and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard/utility room. All other doors lead to both bedrooms, living room and shower room.

Living Room
A spacious and well presented living/dining room boasting a South Easterly aspect. A feature electric fireplace makes a lovely focal point in the room. Ceiling lights, power points, TV & telephone points. Partially glazed door leads onto a separate kitchen.

Kitchen
Fitted kitchen boasting modern wall and base units with wood effect work surfaces over. Stainless steel sink with chrome mixer tap and drainer unit sits below the window. There is a fridge, freezer and a fitted electric oven. There is also a fitted electric ceramic hob with extractor hood. Contemporary ceiling lights and tiled floor.

Bedroom One
A particularly spacious double bedroom with a very useful walk-in wardrobe, as well as further built in furniture for additional useful storage. South Easterly facing window, lighting, raised power points, TV and BT points. Door to en-suite shower room.

En-Suite Shower Room
The contemporary en-suite comprises of; walk-in, level access shower with glass screen and grab rail, WC and wash hand basin with a mirror and light fitted above. Emergency pull cord, extensive tiling to walls and tiled floor.

Bedroom Two
A second double bedroom which could alternatively be used as a dining room, hobby room or office. Window, raised power points, TV & BT points and ceiling light.

Shower Room
Accessed via the entrance hallway, the shower room comprises of; shower with glass screen and grab rail, WC and wash hand basin with a mirror and light fitted above. Emergency pull cord, extensive tiling to walls and tiled floor.

Service Charge (breakdown)
- Underfloor heating for the apartment
- Cleaning of communal windows
- Water rates for communal areas and 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 £5,536.19 for the financial year ending 30/06/2027 .

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 Length: 999 years from 1st June 2016
Ground rent: £495 per annum
Ground rent review: 1st June 2031

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating / Underfloor heating system
- Mains drainage

PRICE REDUCED













