



VINCE TAYLOR TOFTS



## 7, Hurstwood Court, Linum Lane, Five Ash Down, East Sussex, TN22 3FH £275,000 Leasehold

PURPOSE BUILT GROUND FLOOR ASSISTED LIVING RETIREMENT APARTMENT: ENTRANCE HALL, LIVING ROOM, KITCHEN, 2 BEDROOMS, EASY ACCESS WET ROOM, CLOAKROOM, UTILITY ROOM, COMMUNAL GARDENS, ALLOCATED PARKING SPACE, VISITOR'S PARKING.

The property forms part of a purpose built complex on the edge of the village of Five Ash Down with its inn and post office stores. Uckfield is within a couple of miles with its excellent range of shops, restaurants and cinema. Buxted station is within a couple of miles with services to London Bridge and East Croydon.

This spacious apartment has two bedrooms, a luxurious wet room with easy access shower and non-slip flooring off the main bedroom. There is a cloakroom and utility room off the hallway. The living room is a very good size with its own access onto the gardens and stone fireplace with electric fire.

The well designed kitchen has a comprehensive range of cupboards and granite work surfaces. There is an electric hob with extractor hood over, electric oven and range of integrated appliances comprising fridge, freezer and dishwasher.

Each apartment has access to the well-tended gardens and to the facilities at the adjoining care home, if required. Residents can choose from a variety of care packages to include meals if required.

Outside are well tended communal gardens, allocated parking space together with parking for visitors.

SERVICE CHARGE: £171.00 p.c.m.

Additional packages if required:

EMERGENCY CALL BELLS: £130.00 p.c.m. per person.

COURTESY CALL EVERY MORNING: £45.00 p.c.m.  
per person.

(If both services required the charge is £175.00 p.c.m. per person)

GROUND RENT: £282.86 p.a.

LEASE: Understood to be 125 years from 2014

COUNCIL TAX: Band D

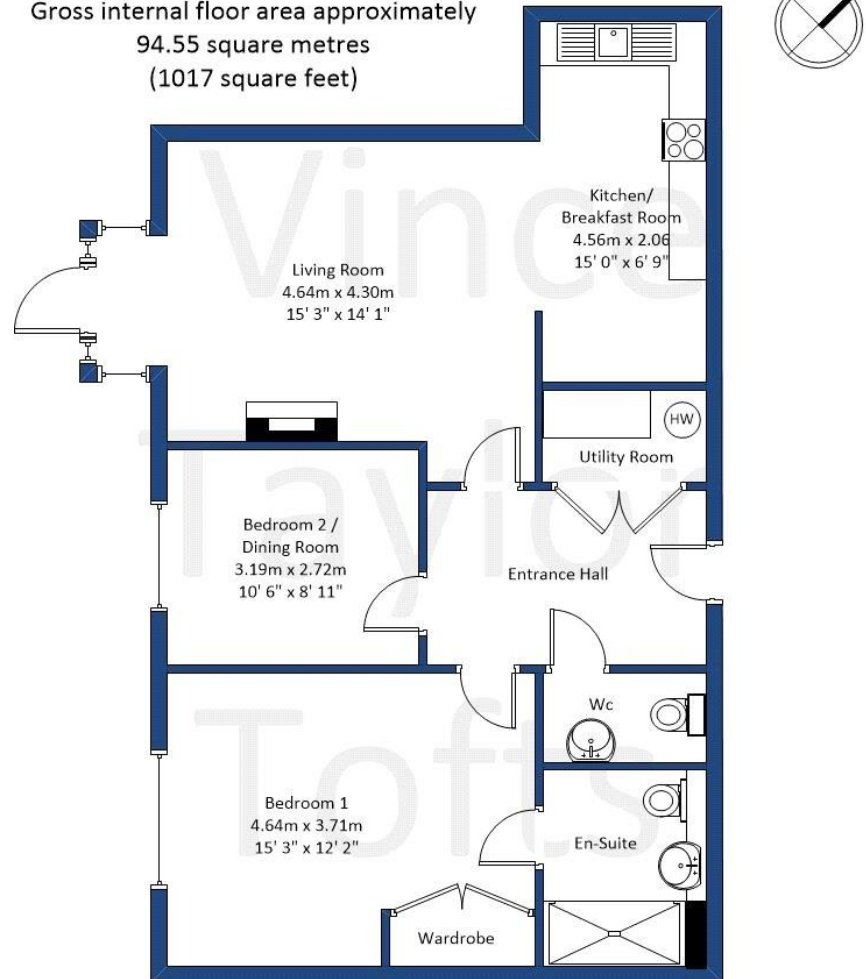






# Hurstwood Court, Five Ash Down, Uckfield, TN22 3FH

Gross internal floor area approximately  
94.55 square metres  
(1017 square feet)



This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party.  
Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as  
approximate and no responsibility can be taken for any error, omission or misstatement.  
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