

# Crane & Co



## Price Guide

£150,000 - £165,000

24 Timbers Court, Hailsham, East Sussex BN27 1BX

 1 Bedroom  1 Bathroom  1 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



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Leasehold

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Spacious, modern 1 bedroom ground floor flat in a prime town centre location. Set in a well maintained purpose built development, this superb flat presents an excellent opportunity for first-time buyers, investors, or those looking to downsize without compromising on location or convenience. Perfectly positioned just a short stroll from the heart of Hailsham, this property combines modern living with everyday practicality. You're welcomed into a bright and airy open-plan living space that seamlessly blends comfort and functionality. The lounge area is well proportioned, ideal for relaxing or entertaining guests, while the contemporary fitted kitchen features everything you need for modern living. The generous double bedroom is both peaceful and private, offering ample space for bedroom furniture and storage. A stylish modern bathroom completes the interior. Further benefits include a long lease and an allocated parking space, ensuring convenience is right at hand. Being on the ground floor, the property also offers easy access with no stairs to navigate, ideal for all age groups. Situated within walking distance to Hailsham's bustling town centre you can enjoy a wide range of local amenities, including supermarkets, independent shops, cafes, pubs, and regular public transport links. With everything right on your doorstep, you'll find this location truly hard to beat....

\* Annual Service Charge £1200

\* 963 Years Remaining on Lease

\* Information Provided by Seller\*

## Main Features

- Purpose-Built Ground Floor Flat
- 1 Bedroom
- Allocated Parking
- 963 Year Lease
- Ideal Starter Home
- Central Town Location

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## Room Sizes

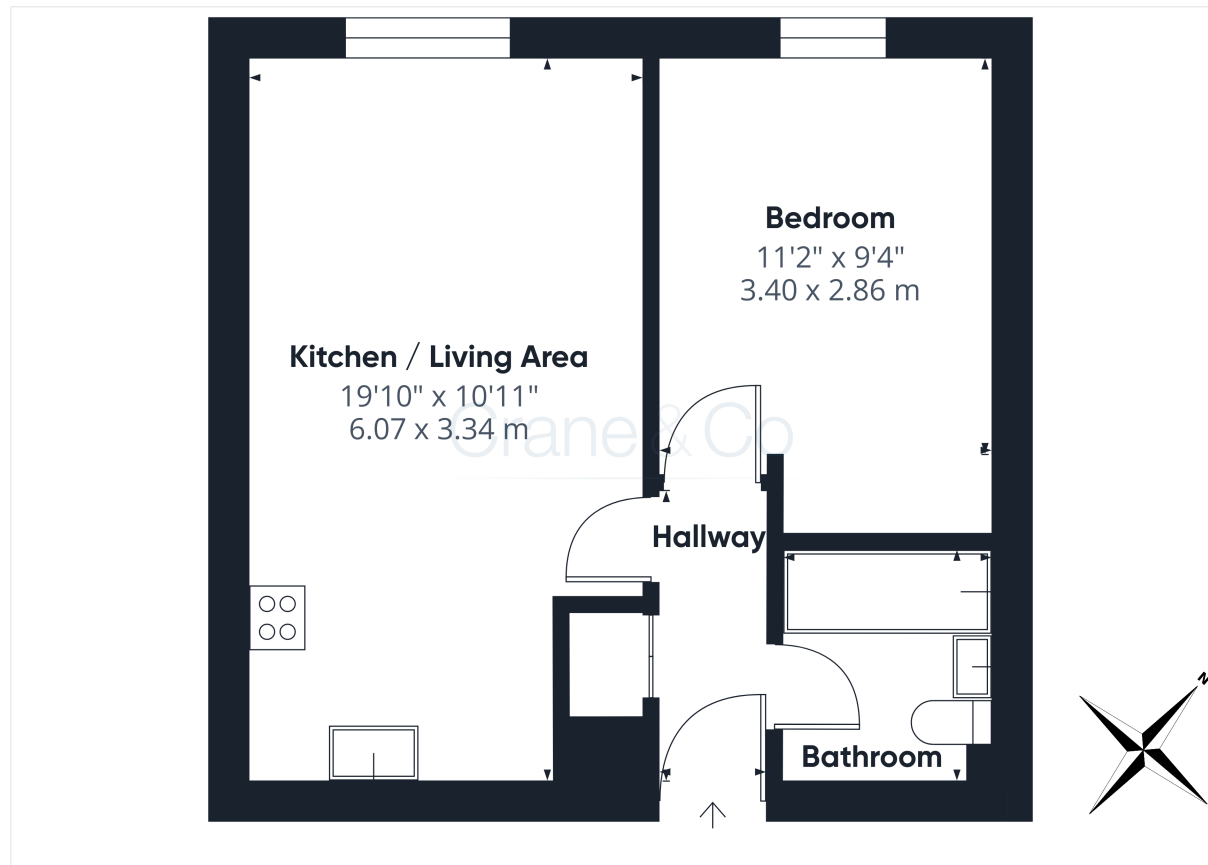
Entrance Hall  
Kitchen/Living Area - 19' 10" x 10' 11"  
Bedroom - 11' 2" x 9' 4"  
Bathroom

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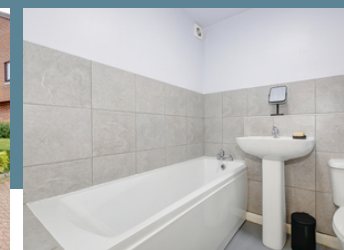
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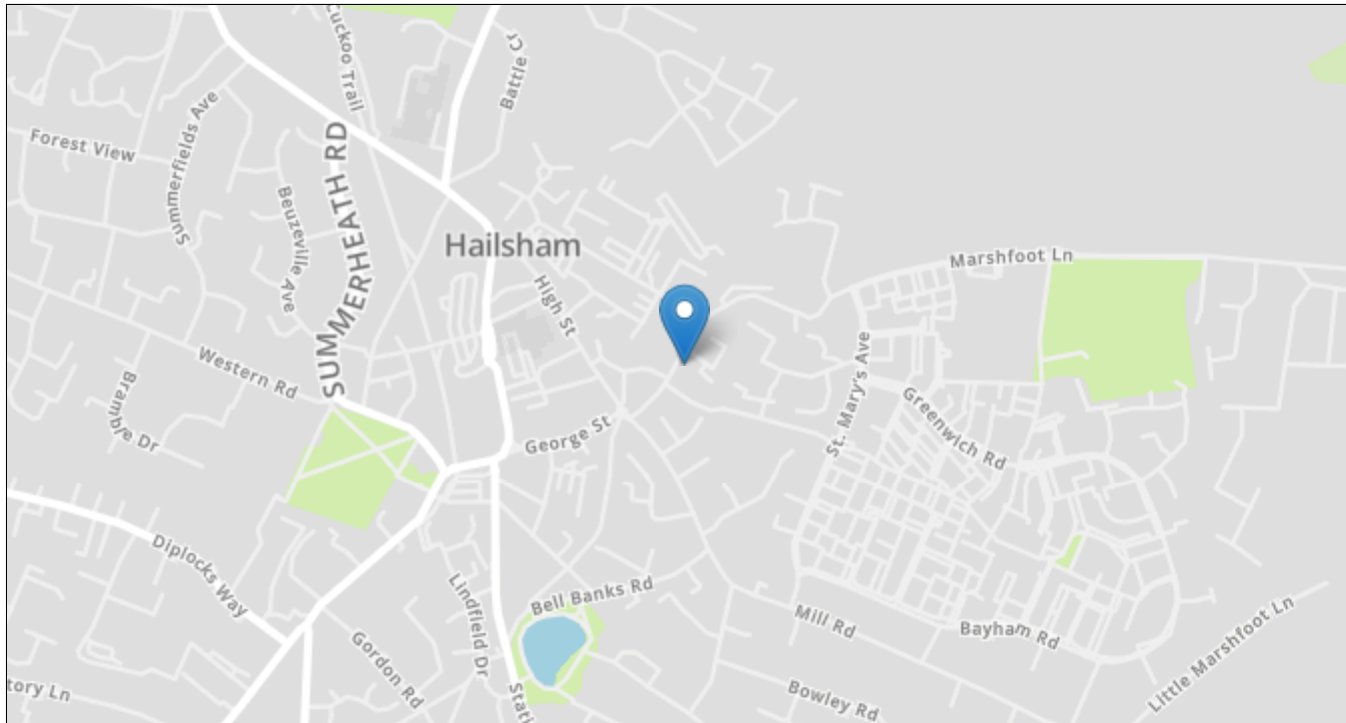
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