

# Crane & Co



PRICE  
£140,000

33 Bentley Grange, Binder Lane, Hailsham, East Sussex BN27 1FA

🏠 2 Bedroom 🛀 1 Bathroom 📺 1 Reception

📞 01323 440678

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

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Leasehold

 2 Bedroom  1 Bathroom  1 Reception

WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at [craneandco.co.uk](http://craneandco.co.uk) (ALL PROVIDED FREE FOR ALL OUR SELLERS)

A bright and airy extra care, 75% shared ownership, retirement top floor apartment with private balcony area is available! With 2 spacious bedrooms and a beautiful living area with a modern kitchen and doors to the balcony enjoying the afternoon sun. With such a beautiful apartment you may never want to leave, however, in this home you also have a communal living area, dining area with meal access plus outside space and lots of other features. Sitting just a stone's throw from swimming and gym facilities, local supermarkets, bus routes and so much more. If you have friends and family who like to stay over then there is also the option of using the beautiful guest suite that everyone will love! With too many perks for us to list on here, we recommend giving us a call so we can tell you why this could be the place you've been looking for....

\* Monthly Service Charge £646.95 Includes Annual Ground Rent - Call Office for more Information

\* 118 Years Reaming on Lease

\*Please be advised charges provided by Vendor\*

Am I eligible for shared equity?

- You must be aged 55 or over
- If you have a property to sell, it must be under

offer before your application is progressed

- You are not allowed to own any additional

property

- Generally you must not have assets of over

£500k, once the purchase of the Extra Care

property has been taken into consideration

## Room Sizes

Entrance Hall  
Kitchen Area - 11' 10" x 7' 5"  
Living/Dining Area - 15' 11" x 11' 2"  
Bedroom 1 - 13' 4" x 11' 0"  
Bedroom 2 - 9' 10" x 7' 8"  
Shower Room

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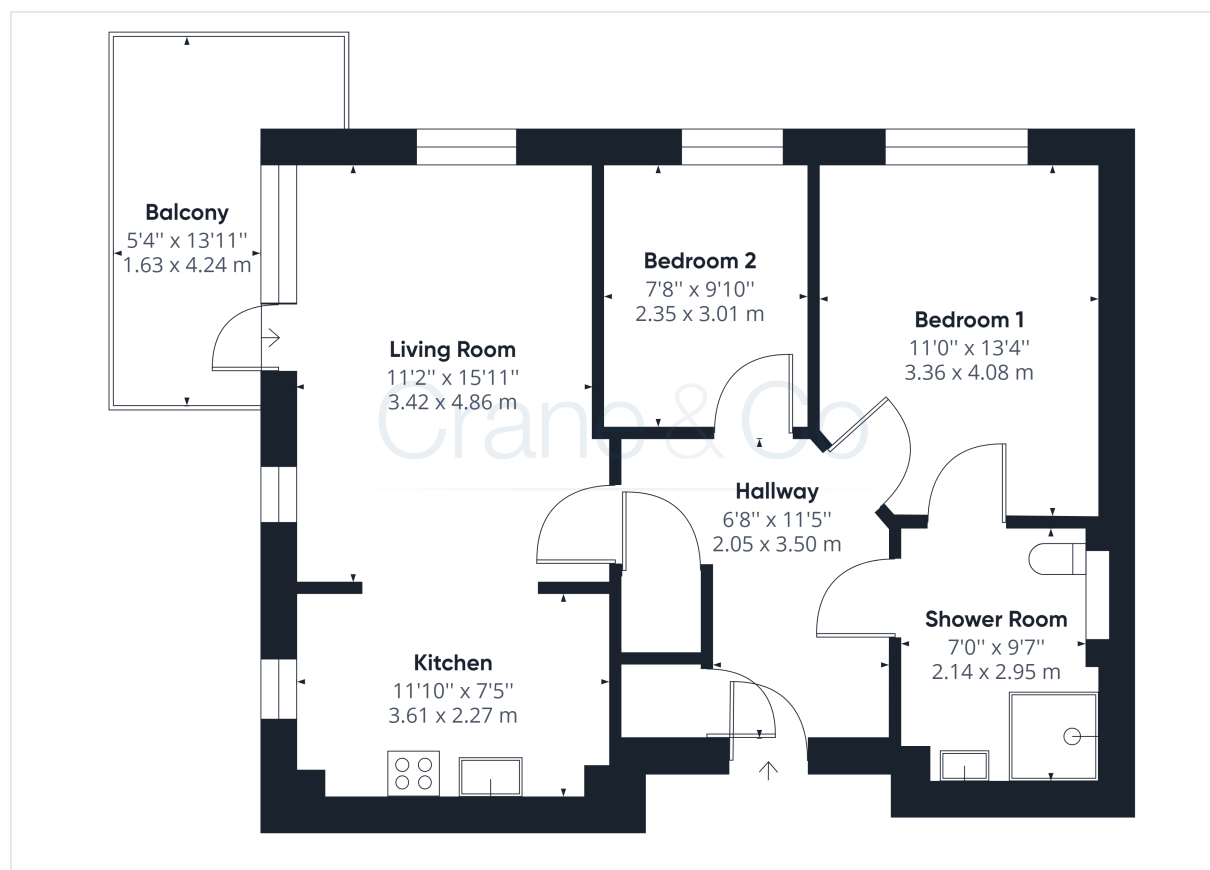


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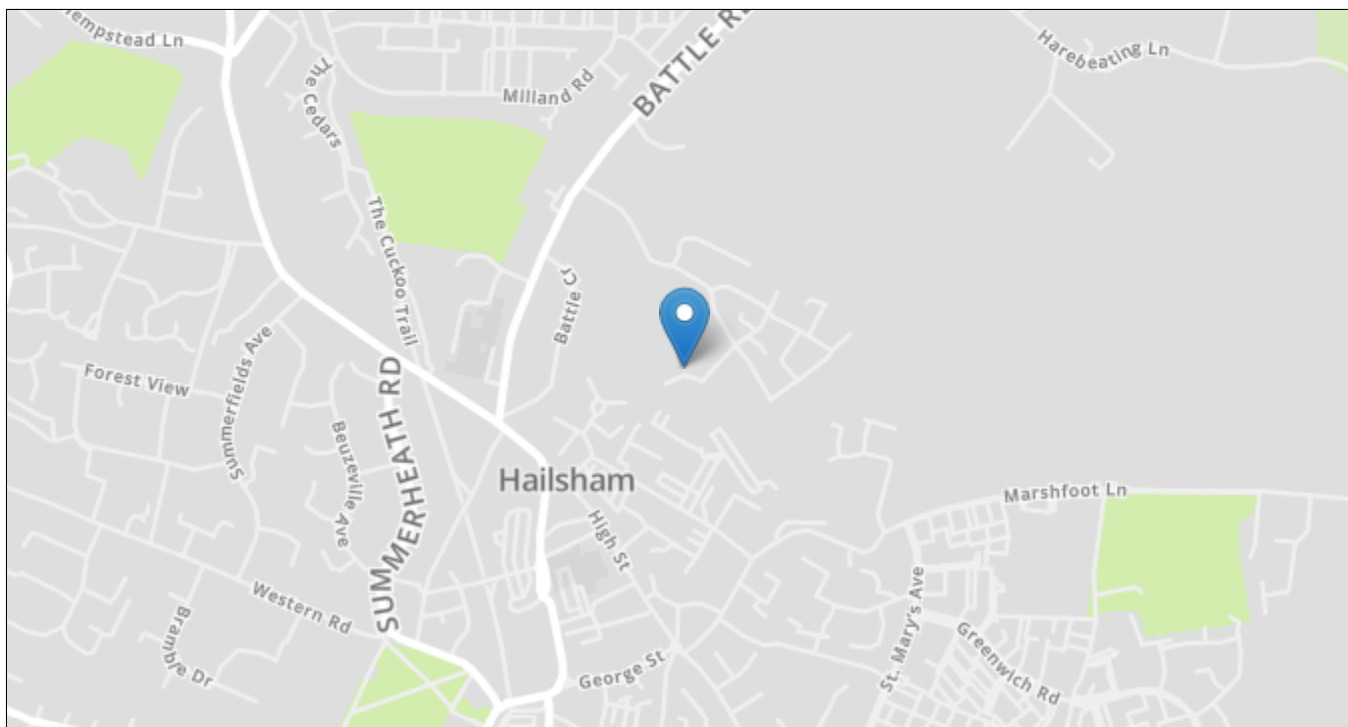
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