

# Crane & Co



PRICE  
£75,000

Flat 41, Southdown Court, Bellbanks Road, Hailsham, East Sussex BN27 2AT

📞 01323 440678  
✉️ [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)

🛏️ 1 Bedroom 🚿 1 Bathroom 🪑 1 Reception

# Flat 41, Southdown Court, Bellbanks Road, Hailsham, East Sussex BN27 2AT

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Leasehold

 1 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)

Come and relax and retire in this delightful 1 double bedroom retirement apartment available to the over 60's. From the moment you arrive you can see what lifestyle awaits. The well kept communal gardens, peaceful setting, modern residents lounge and residents parking! Step inside this second floor apartment which has a lovely living/dining room, the kitchen is just off of your dining area which makes it practical and suitable at meal times. The town centre, Waitrose, local Surgery and buses are all just a few yards away and this apartment has no onward chain...

\* Annual Service Charge £3039

\* Annual Ground Rent £482

\* 95 Years Remaining on Lease

\*Please be advised charges provided by Vendor\*

## Main Features

- Retirement Apartment
- Available To Over 60's
- 1 Bedroom
- Second Floor
- Lift
- Residents Lounge
- Residents Parking

## Room Sizes

Hallway  
Living/Dining Room - 16' 0" x 10' 3"  
Kitchen - 7' 2" x 7' 0"  
Bedroom - 16' 0" x 8' 10"  
Shower Room

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Sussex BN27 2AT

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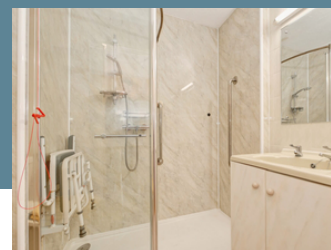
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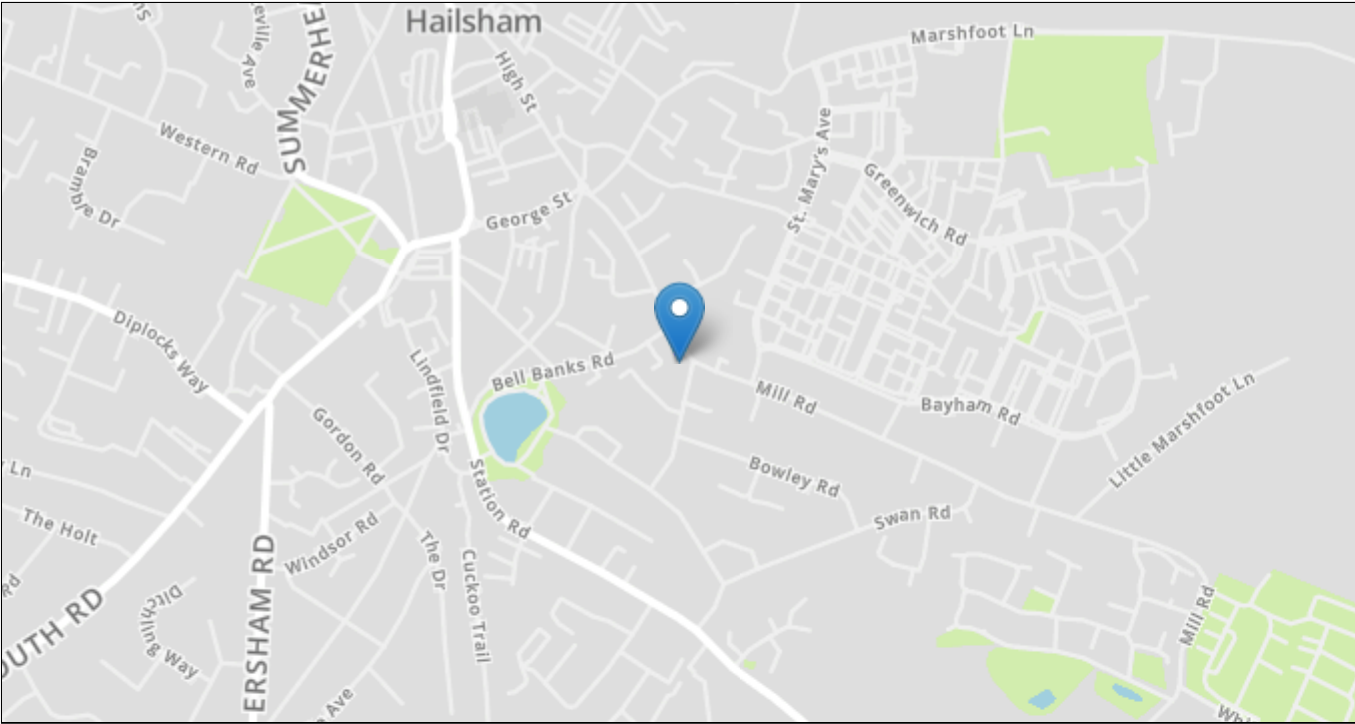
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | A       |           |
| (81-91)                                     | B       |           |
| (69-80)                                     | C       |           |
| (55-68)                                     | D       |           |
| (39-54)                                     | E       |           |
| (21-38)                                     | F       |           |
| (1-20)                                      | G       |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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