

# Crane & Co



## Price Guide

£170,000 - £185,000

Flat 2 James Court, James Avenue, Herstmonceux, East Sussex BN27 4PA

 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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Ground floor, a village location, in great condition, a residential road and private entrance... what's not to like with this lovely purpose built apartment? Want to live in a lovely Sussex Village at a VERY AFFORDABLE price? Then - GET YOUR SKATES ON! Properties like this just don't turn up very often. A village home, in lovely redecorated condition, bright and airy, genuinely spacious and a large double bedroom, modern kitchen and bathroom. There's private residents parking. Village shops, restaurants, village pub, countryside and beautiful walks are all close at hand. This ground floor apartment enjoys a very pleasant aspect and is located along a very desirable residential road of bungalows and houses.

\* Annual Service Charge £2000

\* 124 Years Remaining on Lease

\* Information Provided by Seller

## Main Features

- Ground Floor Apartment
- 1 Bedroom
- Private Entrance
- Modern Kitchen
- Modern Bathroom
- Residents Off Road Parking
- Village Location
- Spacious Accommodation

## Room Sizes

Private Entrance  
Entrance Hall  
Living/Dining Room - 23'1 x 9'4  
Kitchen - 9' 8" x 7' 7"  
Bedroom - 11' 9" x 9' 7"  
Bathroom  
Outside  
Residents Off Road Parking

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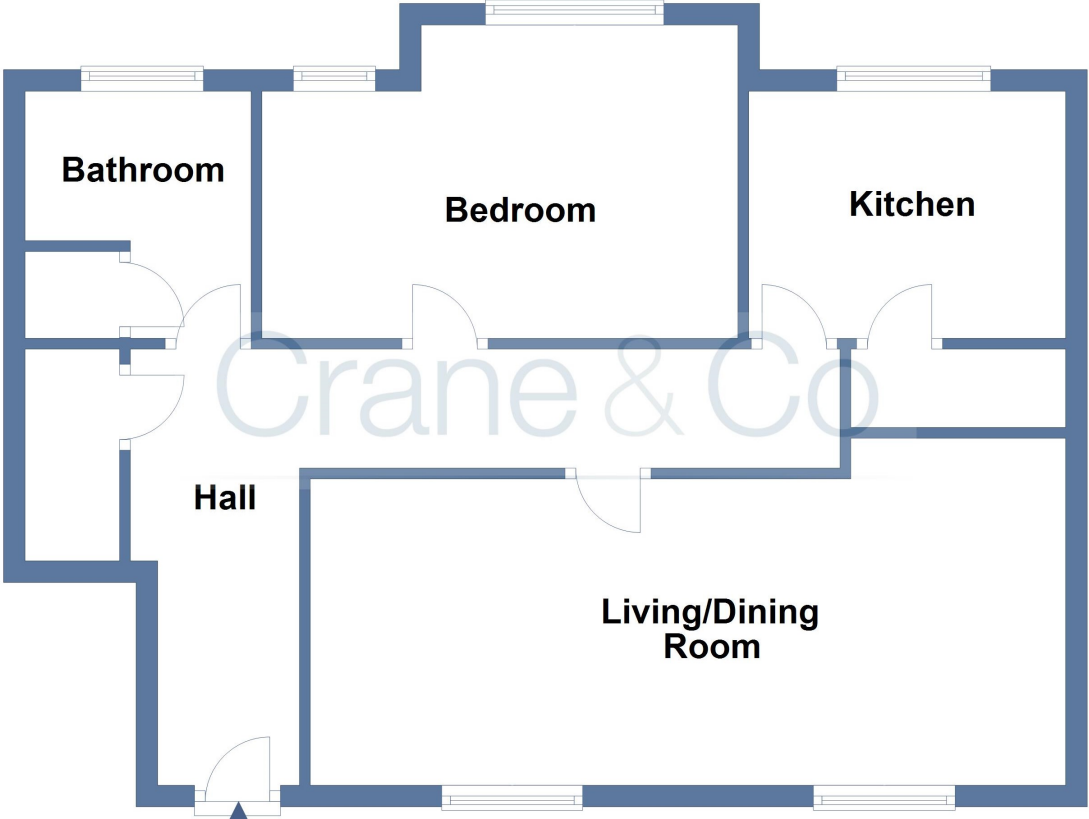
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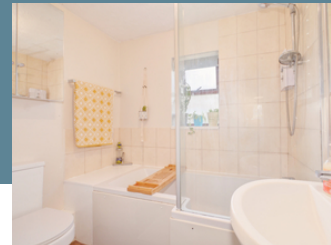
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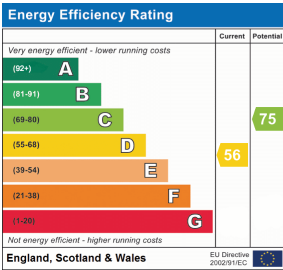
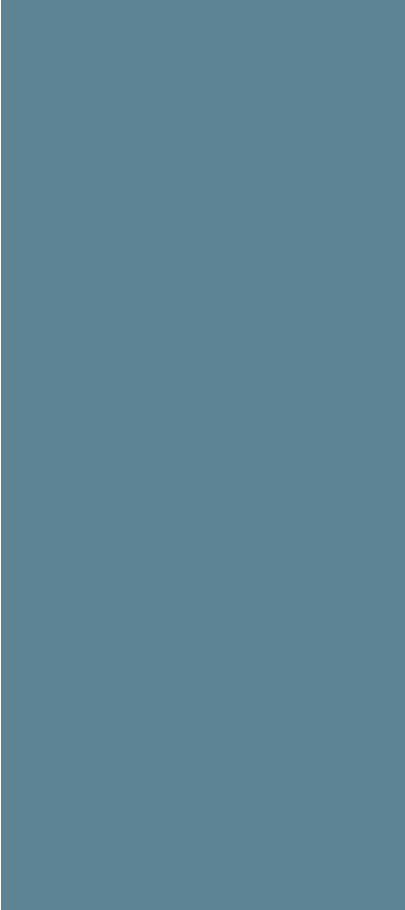
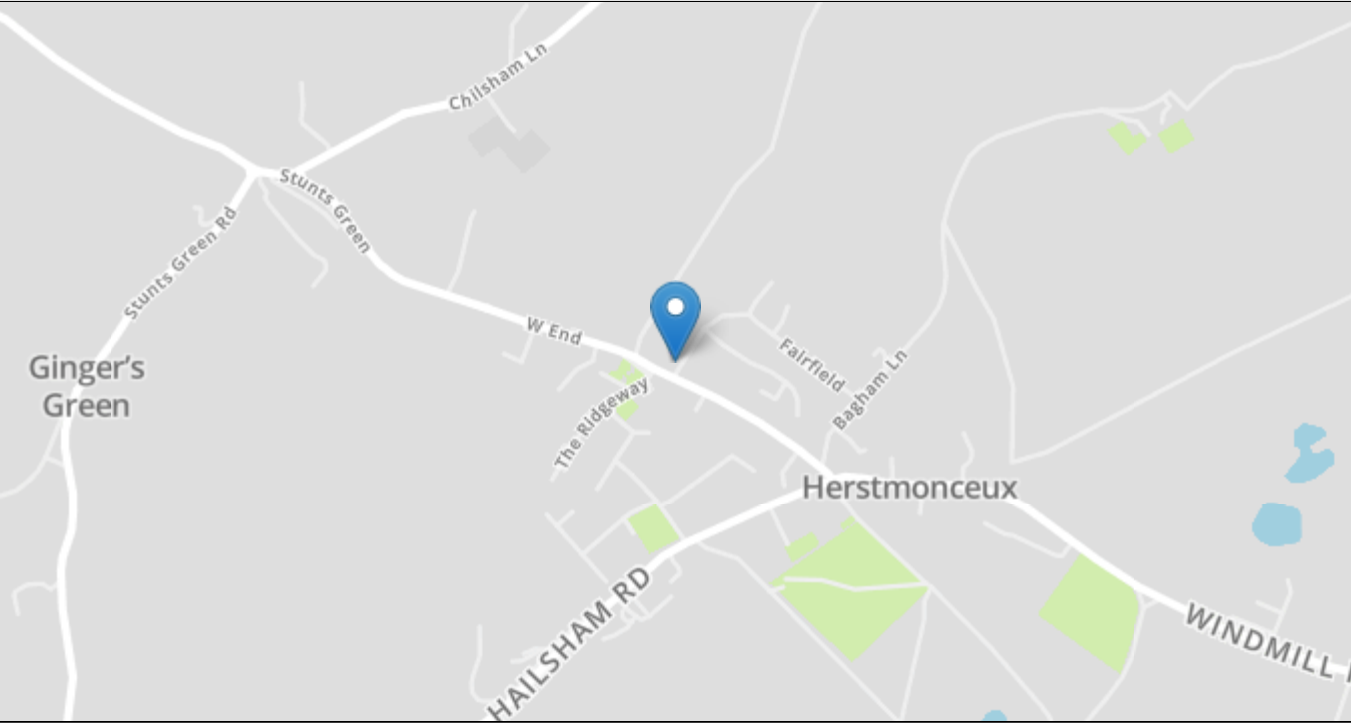
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