

# Crane & Co



PRICE

£125,000

23 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

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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 retirement flat with that little bit extra! Bentley Grange is a popular retirement block intended to provide independent living for retired people who also want piece of mind in knowing that there is help and support around them if needed. Designed to bridge the gap between a regular retirement flat and a nursing home, the block is 'an extra care facility'. Live here independently in your 2 bedroom flat with a balcony and open plan living room and kitchen and 'Jack and Jill' bathroom and retain your independence whilst enjoying many of the on site benefits to make life more comfortable. These including a residents lounge, restaurant and communal gardens. Should you need it in future there is also a team of carers who offer bespoke care packages should the need arise. As with all of the flats, you're buying a 75% share and this one is chain free. A luxurious block offering so much that you won't fully appreciate it until you come and visit so what are you waiting for?

\*18 Years Remaining on Lease

\* £646.95 monthly Service Charge includes Annual Ground Rent - Call Office for more Information

\* Please be advised charges provided by seller

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

**Crane & Co**  
£500k, once the purchase of the Extra Care

property has been taken into consideration

## Room Sizes

Entrance Hallway  
Living/Dining/Kitchen - 23' 8" x 11' 2"  
Balcony  
Bedroom 1 - 13' 4" x 11' 0"  
Bedroom 2 - 9' 10" x 7' 8"  
Jack and Jill Shower Room

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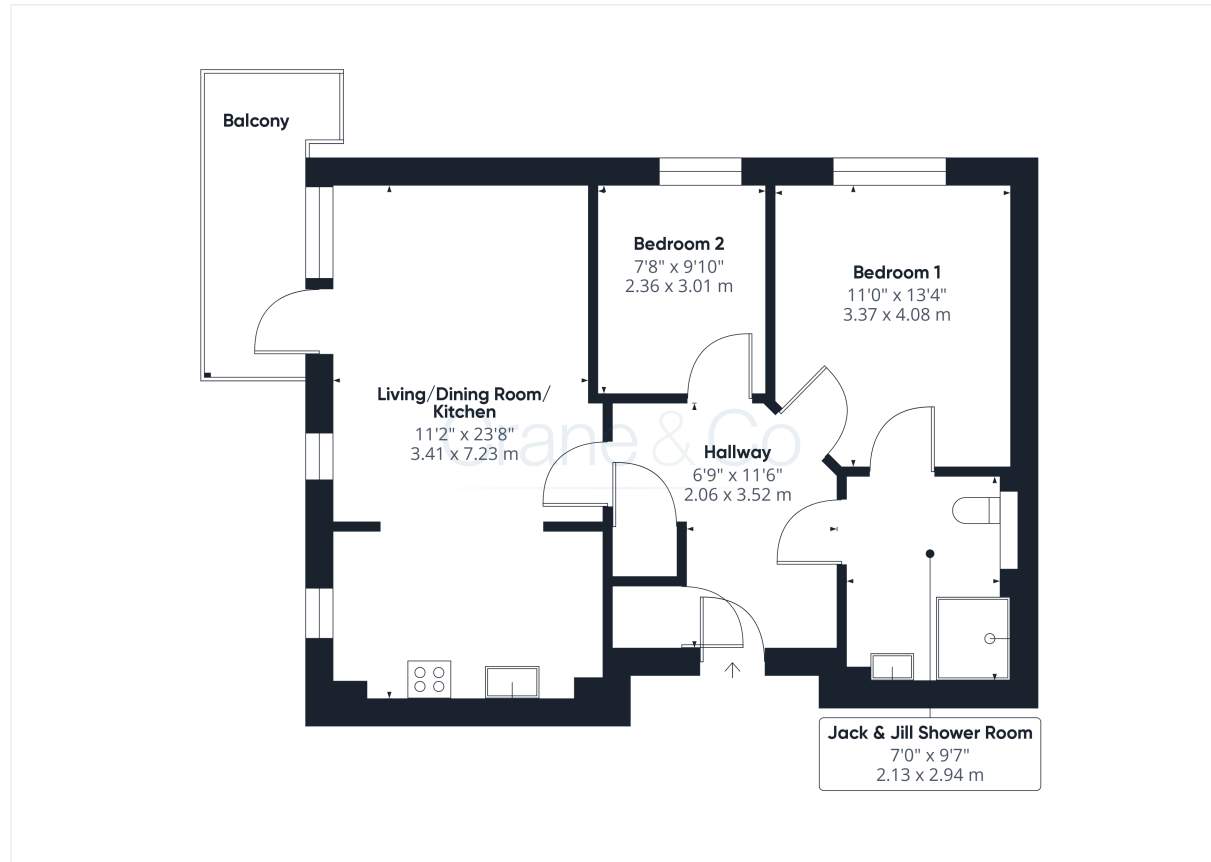
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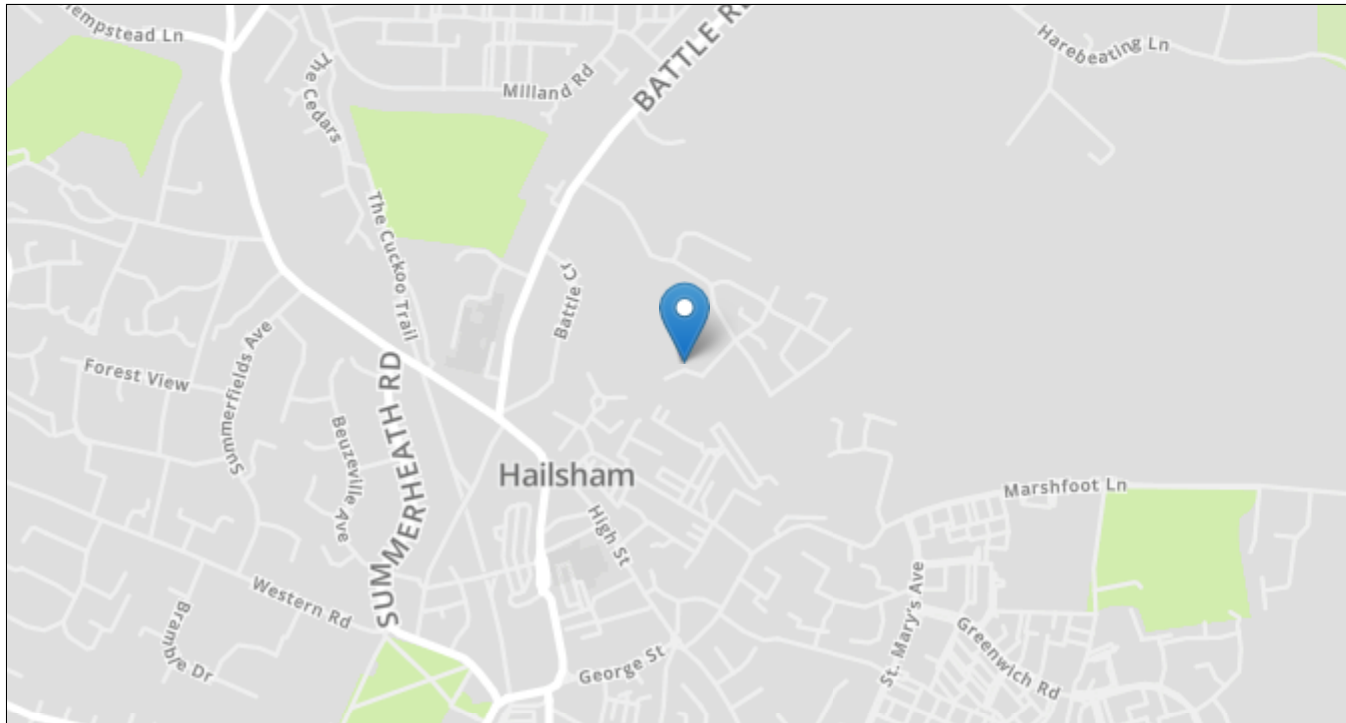
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Sales particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

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