

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

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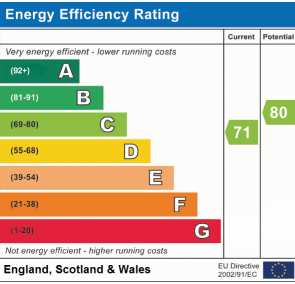
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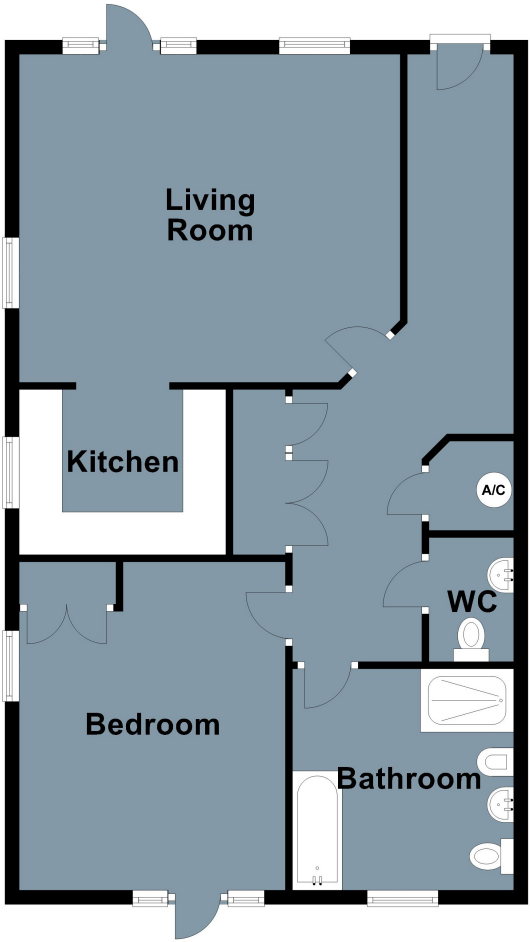
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Ground Floor

Approx. 82.0 sq. metres (882.8 sq. feet)



Total area: approx. 82.0 sq. metres (882.8 sq. feet)  
For illustration purposes only - not to scale



10 St Marys Holycross, Cross in Hand, East Sussex TN21 0EP

oieo £275,000 leasehold

Set within the Holy Cross village development is this well proportioned one bedroom ground floor purpose built apartment for those aged 55 years and over and viewing is essential to appreciate the delightful setting which is located adjacent to a Grade II listed Victorian mansion with the benefit of beautifully landscaped communal grounds.

- |                              |                   |                            |                   |
|------------------------------|-------------------|----------------------------|-------------------|
| Spacious 1 Bedroom Apartment | 55 Years and Over | Large Wet Room Shower with | Extensive Storage |
| Residents Parking            | Communal Gardens  | Bath Lift                  | Chain Free        |
| Restaurant                   | Hairdresser       | Long Lease                 |                   |



## Description

Set within the Holy Cross village development, this extremely well proportioned one bedroom ground floor purpose built apartment is for those aged 55 years and over and viewing is essential to appreciate the delightful setting with lovely views towards the adjacent Grade II listed Victorian mansion and bowling green with the benefit of beautifully landscaped communal grounds. No 10 is situated on the ground floor and enjoys accommodation arranged around a substantial reception hall with extensive storage and a dual aspect living room that opens out onto a small patio with a southerly aspect. The kitchen is fully fitted and the substantial bathroom has a bath lift and separate wet room shower area. The double bedroom has a large wardrobe and opens onto a small patio. The whole is presented in good decorative order and benefits from electric heating and emergency pull cords throughout.

Special Note about on site care - Daily welfare checks from the Sisters of Grace and Compassion.

## Directions

From Cross in Hand take the B2102 Lewes Road where the entrance will be found approximately 1.5 miles along on the left hand side.

What3Words:///tightest.sticking.hosts.

## COVERED PORCH

With outside light, door to

## RECEPTION HALL

17' 8" x 5' 0" (5.38m x 1.52m)

## INNER HALLWAY

12' 4" x 6' 0" (3.76m x 1.83m) With electric heater, large triple cupboard with hanging rail and shelf, separate cupboard housing immersion tank and door to

## LIVING/DINING ROOM



17' 3" x 15' 1" (5.26m x 4.60m) A double aspect room with glazed door out to a small patio area that takes in views of the surrounding grounds, two electric radiators, wide opening through to

## KITCHEN

9' 5" x 7' 7" (2.87m x 2.31m) Window to side, fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge/freezer, dishwasher and space and plumbing for washing machine. There is a large area of working surface incorporating a four ring hob with extractor hood above and a fitted oven.

## WC

Part tiled and fitted with a low level WC and pedestal wash hand basin, electric radiator.

## BATHROOM



10' 2" x 10' 0" (3.10m x 3.05m) With obscured window to the rear, part tiled with a wet room shower area and curtain rail, bidet, pedestal wash hand basin, low level WC and panelled bath with electric bath assistance, heated towel rail, electric heater.

## BEDROOM

15' 0" x 12' 3" (4.57m x 3.73m) A double aspect room with glazed door to patio to the rear, double cupboard with hanging rail and shelving.

## OUTSIDE



There is allocated parking for the residence, patios to the front and rear and use of communal garden.

## COUNCIL TAX

Wealden District Council  
Band E - £3129.47

## LEASE DETAILS

A 125 year lease granted in January 2012.  
Ground Rent - £250 per annum.  
Maintenance and service charge - £4,008.98 per half year.

## ON SITE FACILITIES INCLUDE:

The Stonehill Restaurant  
Hairdresser  
Podiatrist  
Bowling Green  
Emergency Pull Cords  
Exercise Classes

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.