



Price Guide

£190,000-£210,000

3 Hampden Lodge, Heathfield, East Sussex TN21 8AE

2 Bedroom 1 Bathroom 1 Reception

01323 440678
 sales@craneandco.co.uk

3 Hampden Lodge, Heathfield, East Sussex TN21 8AE

Price Guide

£190,000-£210,000

Leasehold

 2 Bedroom  1 Bathroom  1 Reception

PRICE GUIDE £190,000 - £210,000

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

Prepare to be captivated by this stylish and sophisticated two-bedroom ground-floor flat, which combines cool, calm elegance with a youthful, modern edge. From the moment you step inside, you'll be greeted by a space that effortlessly blends comfort with contemporary flair. The stylish living/dining room serves as the heart of the home, offering a versatile space that's perfect for both everyday relaxation and entertaining guests. Whether you're hosting a dinner party or enjoying a quiet evening, this room is sure to accommodate all your needs. The sleek, modern kitchen is a standout feature, fully equipped with all the essential appliances and finishes that make it ideal for modern living. It's a practical yet aesthetically pleasing space where you can cook and entertain with ease. The windows in the living area provide a lovely leafy outlook, filling the room with natural light throughout the day. This bright, airy atmosphere makes it a perfect spot to unwind and relax after a busy day at work or spend time with family and friends. Both bedrooms are generously sized, offering plenty of room. The master bedroom benefits from built-in wardrobes, offering practical storage solutions while maintaining a clean, streamlined look. The bathroom is as stylish as the rest of the flat, boasting modern fixtures and finishes that exude both luxury and functionality. Whether you're starting your day with an energizing shower or unwinding in a long, relaxing bath, this chic bathroom provides the perfect sanctuary. With sleek tiles, contemporary fittings, and a sophisticated design, it's a space that seamlessly complements the rest of the home. Located in a sought-after area, this flat enjoys an excellent position that offers both convenience and tranquility. The property's appeal is further enhanced by access to well-maintained communal gardens, providing a green space just outside your door. Plus, the private parking space adds an extra layer of convenience, making this a home that perfectly balances style, comfort, and practicality. With its fantastic location, spacious interiors, and thoughtful design, this ground-floor flat is an outstanding choice for those seeking a modern, well-appointed home in a highly desirable area.

NO CHAIN!

* Annual Service Charge £1200.00

* Annual Ground Rent £300.00

* 116 Years Remaining on Lease

Crane & Co
Information Provided by Seller*

Room Sizes

Entrance Hall

Kitchen - 9' x 8'8

Living Room - 16'7 x 10'7

Bedroom 1 - 15'7 x 11'5

Bedroom 2 - 12'7 x 7'2

Bathroom

3 Hampden Lodge, Heathfield, East Sussex TN21 8AE

01323 440678

sales@craneandco.co.uk

craneandco.co.uk

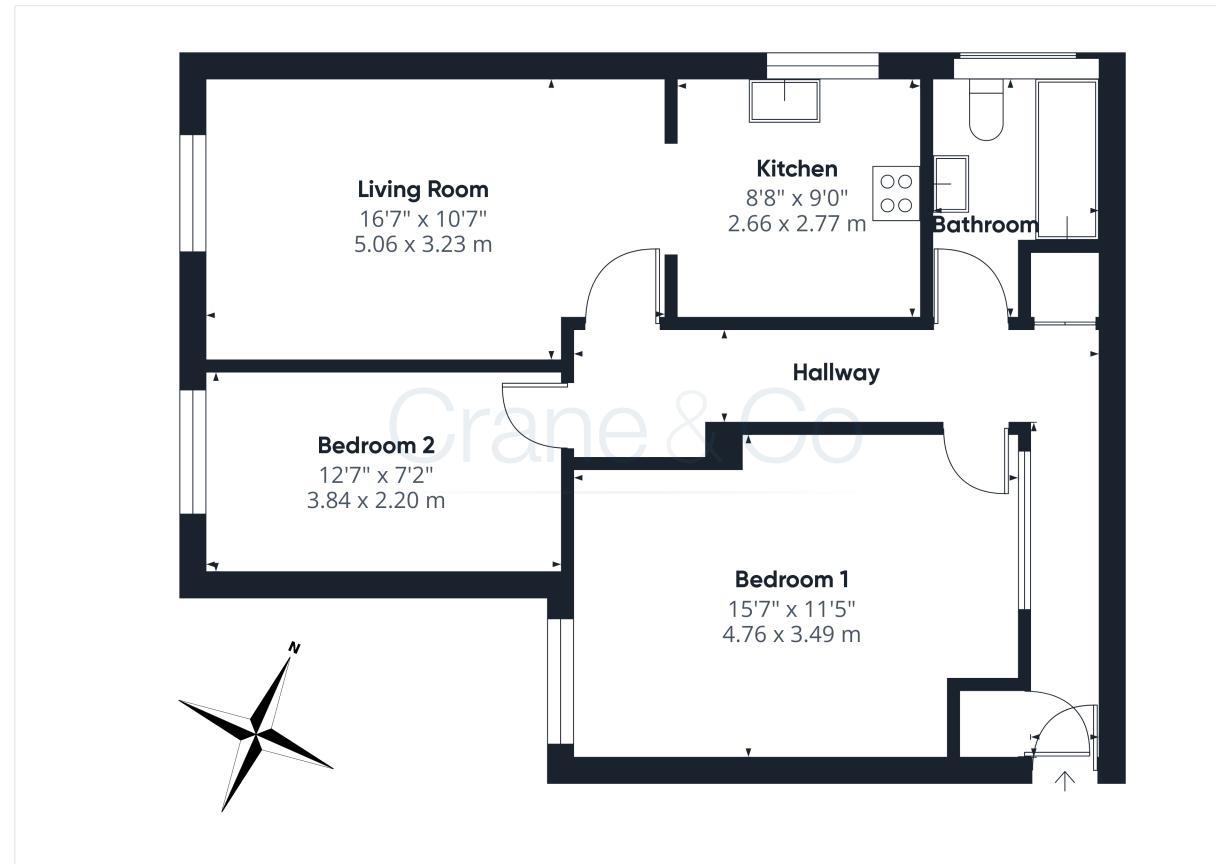
3 Hampden Lodge, Heathfield, East Sussex TN21 8AE

Price Guide

£190,000-£210,000

Leasehold

 2 Bedroom  1 Bathroom  1 Reception



Crane & Co

3 Hampden Lodge, Heathfield, East Sussex TN21 8AE

01323 440678

sales@craneandco.co.uk

craneandco.co.uk



Crane & Co

3 Hampden Lodge, Heathfield, East Sussex TN21 8AE

01323 440678 sales@craneandco.co.uk craneandco.co.uk



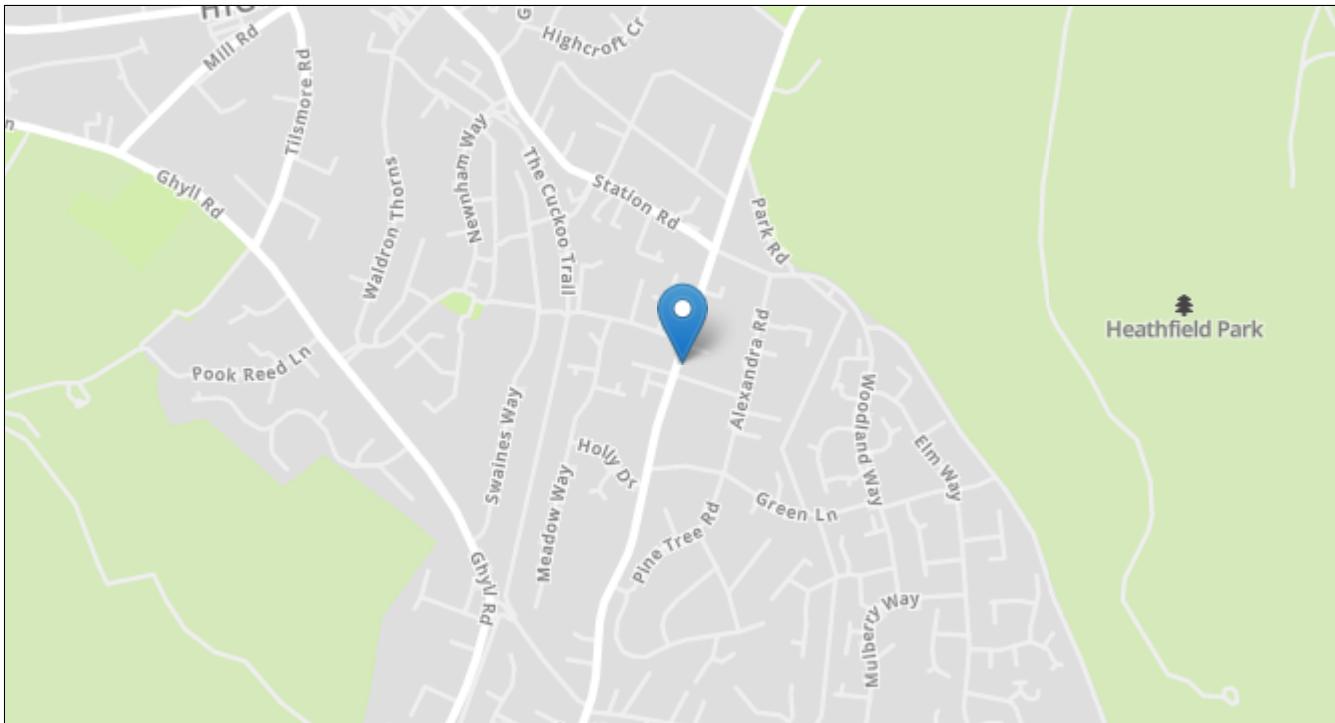
Crane & Co

3 Hampden Lodge, Heathfield, East Sussex TN21 8AE

01323 440678 sales@craneandco.co.uk craneandco.co.uk

3 Hampden Lodge, Heathfield, East Sussex TN21 8AE

 2 Bedroom  1 Bathroom  1 Reception



Price Guide
£190,000-£210,000
Leasehold



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			

Crane & Co

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.