

Crane & Co



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

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Leasehold

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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 provides 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 compliments 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

Information Provided by Seller*
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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

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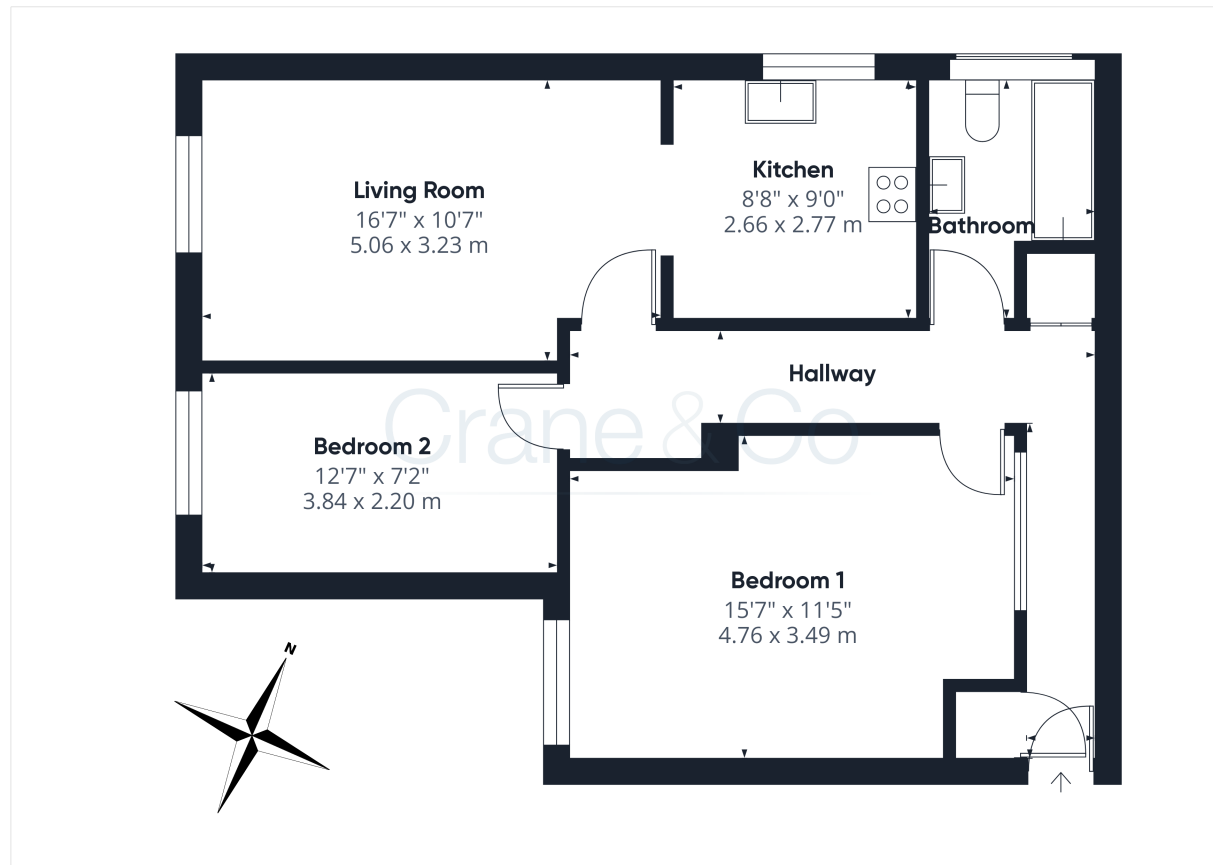
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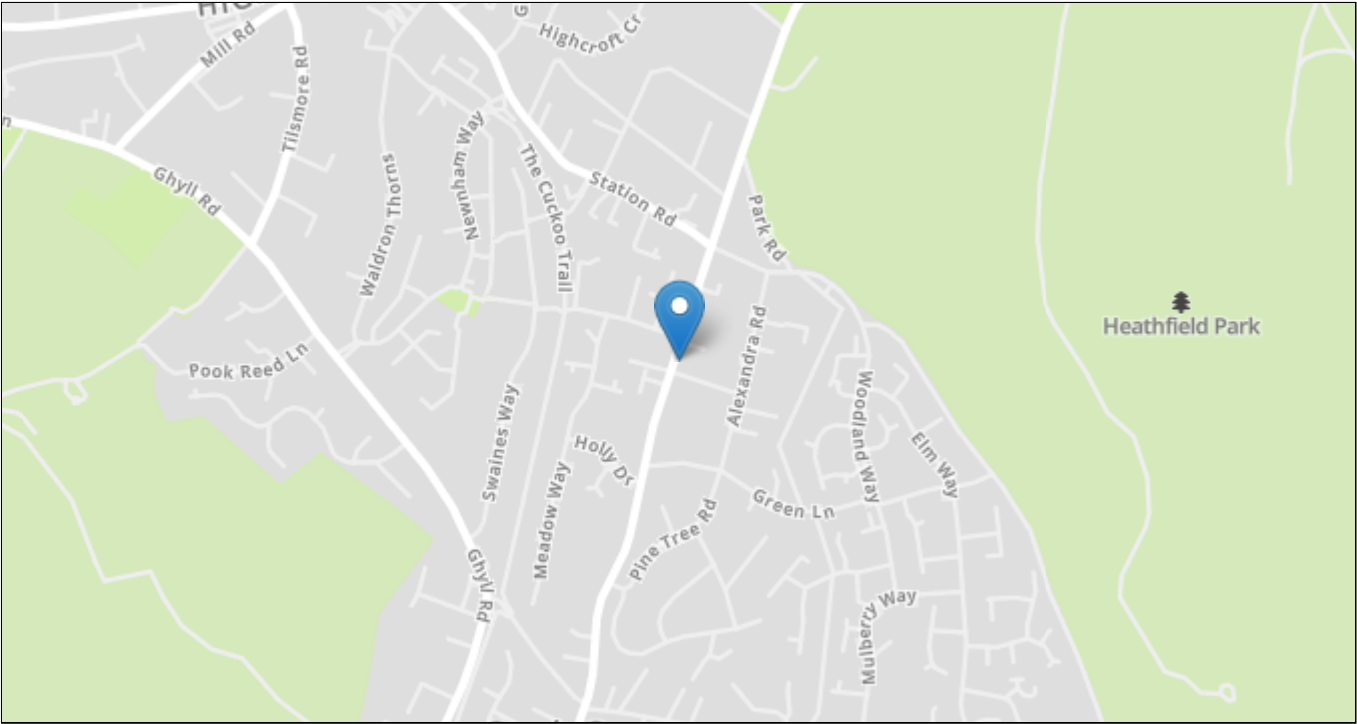
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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