



## Price Guide

£180,000 - £200,000

Flat 3 Summer Court, Summerfields Avenue, Hailsham, East Sussex BN27 3AW

2 Bedroom 1 Bathroom 1 Reception

01323 440678  
 sales@craneandco.co.uk

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Leasehold

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A lovely ground floor maisonette, private front door and garage making it a great first step on the ladder. The property boasts a bright and leafy outlook. The light and spacious accommodation comprises of two double bedrooms, a neutral bathroom kitchen, and living room with lovely bay window fronted the lawns. Adding to the appeal of this delightful home is plenty of storage, a garage and residents off road parking. The location is great being a short distance from Hailsham Recreation Ground, with tennis, football and cricket club, the Cuckoo Trail and town centre just beyond.

\* Annual Service Charge £1000

\* 154 Years Remaining on Lease

\* No pets

\* Information Provided by Seller

## Main Features

- Ground Floor Maisonette
- Two Double Bedrooms
- Garage
- Private Entrance
- Close to Local Amenities
- Leafy Outlook
- Bright Airy Living Space

## Room Sizes

Entrance Hallway

Kitchen - 10' 1" x 9' 0"

Living/Dining Room - 16' 5" x 10' 5"

Bedroom 1 - 13' 11" x 9' 5"

Bedroom 2

Bathroom

Garage

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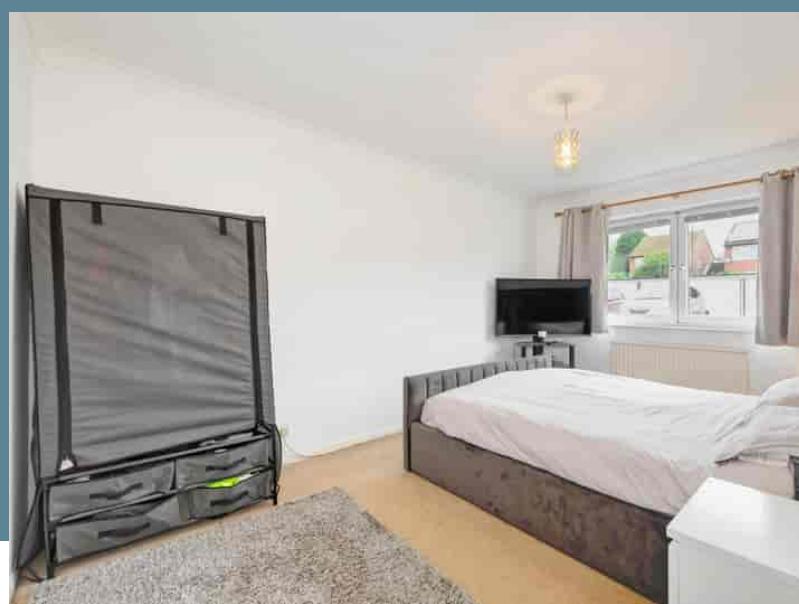
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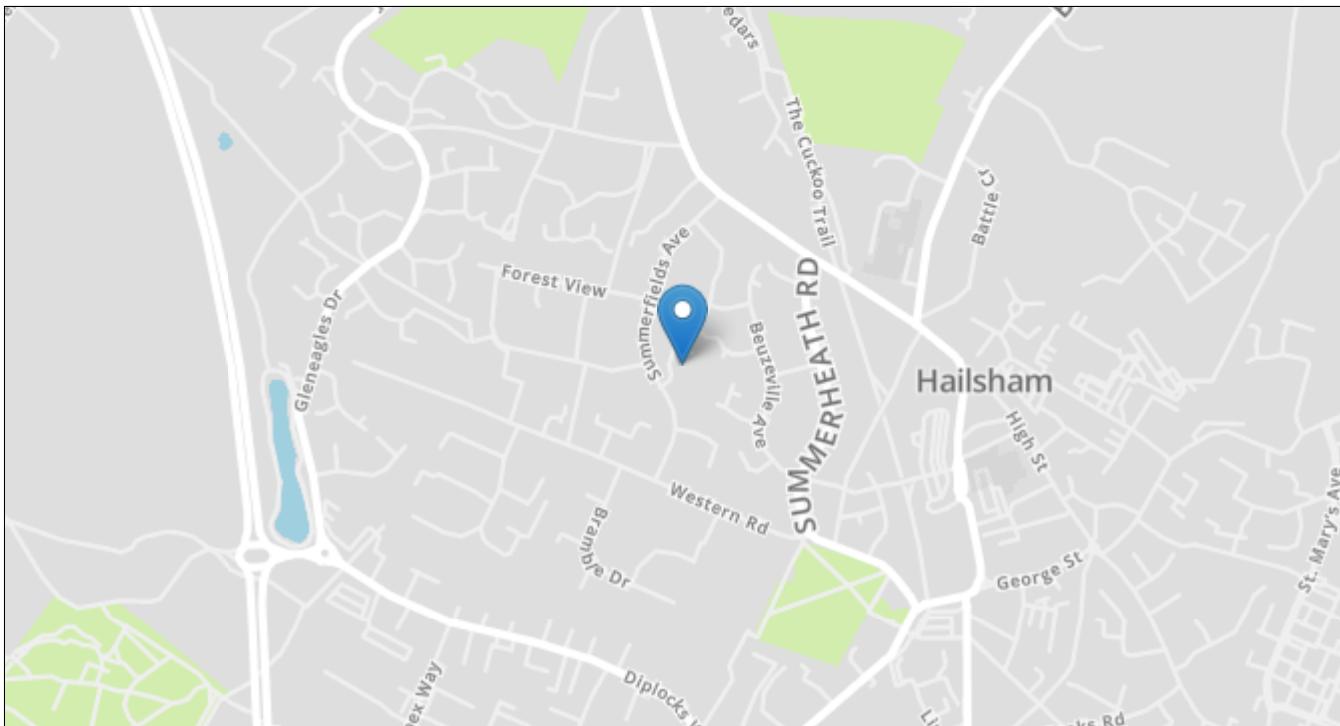
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	72	78
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>			<small>EU Directive 2002/91/EC</small>

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