

# Crane & Co



## Price Guide

£300,000 - £325,000

2 Bowhill The Drive, Hellingly, East Sussex BN27 4EP

🏠 3 Bedroom 🛀 2 Bathroom 📺 1 Reception

📞 01323 440678

✉️ [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



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Leasehold

 3 Bedroom  2 Bathroom  1 Reception

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Very Grand, Very Beautiful, Very Desirable. A wide sweeping gated entrance reveals a stunning prestigious apartment. Bright spacious rooms, high ceilings, large bay window and direct access to your own private garden combine to make this a truly special place to live. Impressive open plan living gives you the sense of grandeur and style and space you really can enjoy. The private garden has been designed to create different areas and mature well stocked flowering borders makes secluded seating and entertaining areas. There is plenty of visitor parking as well as 2 private spaces directly outside the door, plus there is a private shed for storage. We have to confess, we will be envious when we hand over the keys to this beautiful home....

\* Annual Service Charge £1200

\* 993 Years Remaining on the Lease

\*Please be advised information provided by Vendor\*

## Main Features

- Luxurious Apartments
- 3 Bedrooms
- Private Landscaped Garden
- Gated Development
- High Ceilings
- Open Plan Living
- 2 Allocated Parking Spaces
- Impressive Building
- Large Bay Window

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## Room Sizes

Communal Entrance Hall  
Private Entrance Hall  
Living/Dining Room - 15' 7" x 10' 1"  
Kitchen - 11' 6" x 6' 3"  
Bedroom 1 - 13' 4" x 11' 11"  
En-suite Shower Room  
Bedroom 2 - 10' 9" x 9' 10"  
Bedroom 3 - 8' 8" x 6' 9"  
Bathroom  
Private Garden  
2 Allocated Parking Spaces

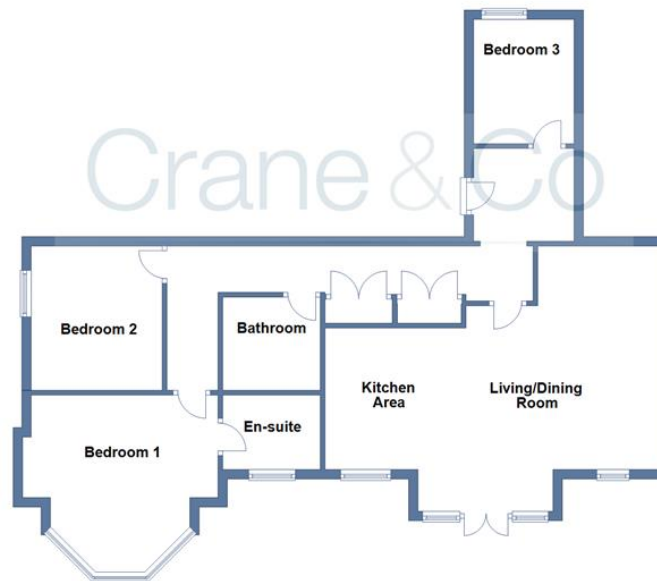
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**Ground Floor**  
Approx. 898.4 sq. feet



Total area: approx. 898.4 sq. feet

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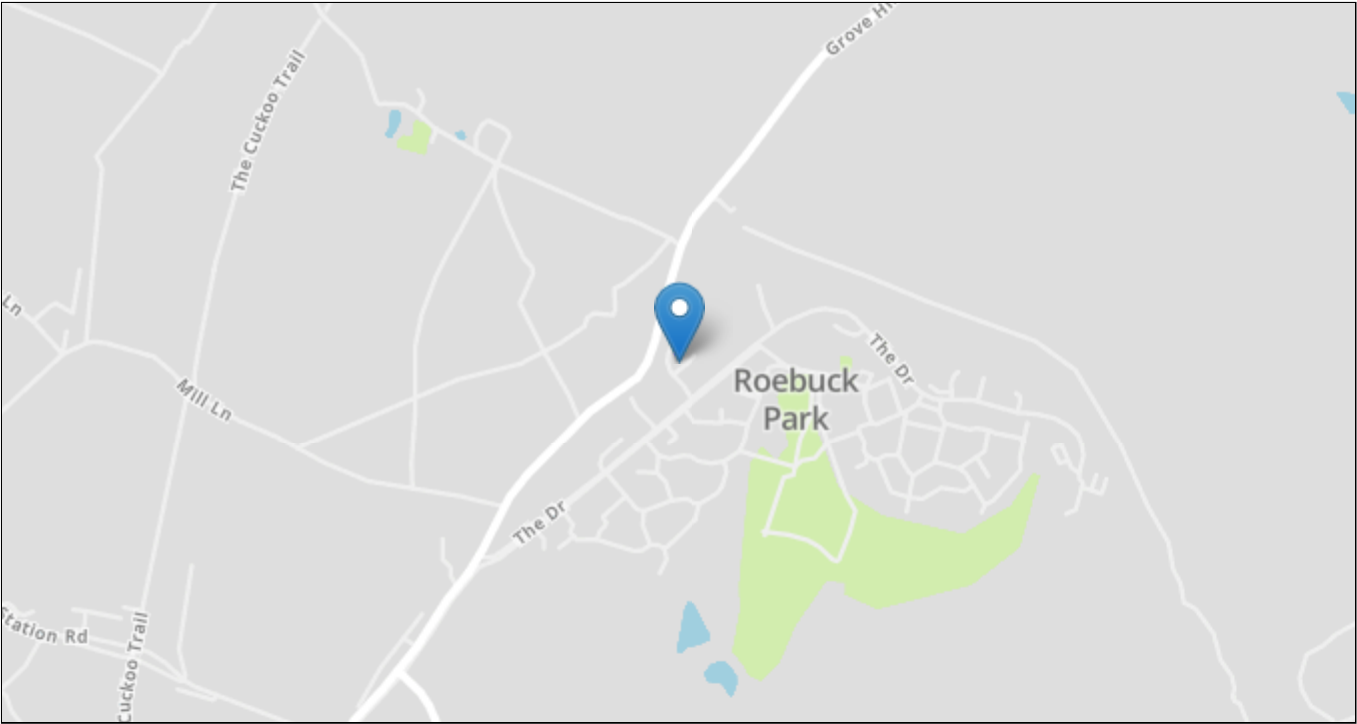
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3 Bedroom 2 Bathroom 1 Reception



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(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		

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