

# Crane & Co



## Price Guide

£195,000 - £220,000

28 Wolsey Place, 49-51, London Road, Hailsham, East Sussex BN27 3FU

 1 Bedroom  1 Bathroom  1 Reception

 01323 440678

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

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Leasehold

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Set within Wolsey Place in the heart of Hailsham, this well presented one bedroom retirement apartment offers comfortable, low maintenance living in a friendly and well kept environment. The flat itself features a generous living room with space to relax or entertain, leading out to a private balcony an ideal spot to enjoy some fresh air. The kitchen is neatly arranged and fitted with integrated appliances, making everyday cooking straightforward and convenient. The bedroom is a good size and benefits from a walk-in wardrobe, providing excellent storage. The shower room is sensibly designed with grab rails and an emergency pull cord, offering peace of mind without feeling clinical. A separate utility cupboard houses the washer/dryer and boiler, keeping the living space uncluttered. The property also benefits from an allocated parking space, adding valuable convenience for residents and visitors alike. Wolsey Place also benefits from pleasant communal areas, including comfortable seating areas, spaces for socialising with other residents, and guest facilities for visiting friends or family. These shared areas create a welcoming atmosphere while allowing residents to remain as private or as sociable as they choose. Located in Hailsham, the property is well placed for the town's range of amenities, including local shops, cafés, and everyday services. There are also pleasant walks nearby and good transport links, making it easy to stay connected while enjoying a quieter pace of life. The apartment has been well maintained by the current owners and is presented in very good order throughout. Offered chain free, this is an excellent opportunity for anyone seeking a comfortable retirement home in a convenient and supportive setting.

\* 989 Years Remaining on Lease

\* Monthly Service Charge - tbc

\* Annual Ground Rent - tbc

\* Information Provided by Seller\*

## Room Sizes

Entrance Hall  
Utility Cupboard - 5' 1" x 3' 10"  
Bathroom  
Bedroom - 12' 4" x 9' 3"  
Kitchen - 8' 11" x 7' 4"  
Living Room - 23' 0" x 11' 0"  
Balcony

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## Main Features



- Chain free
- Balcony
- Great Condition
- Utility Cupboard

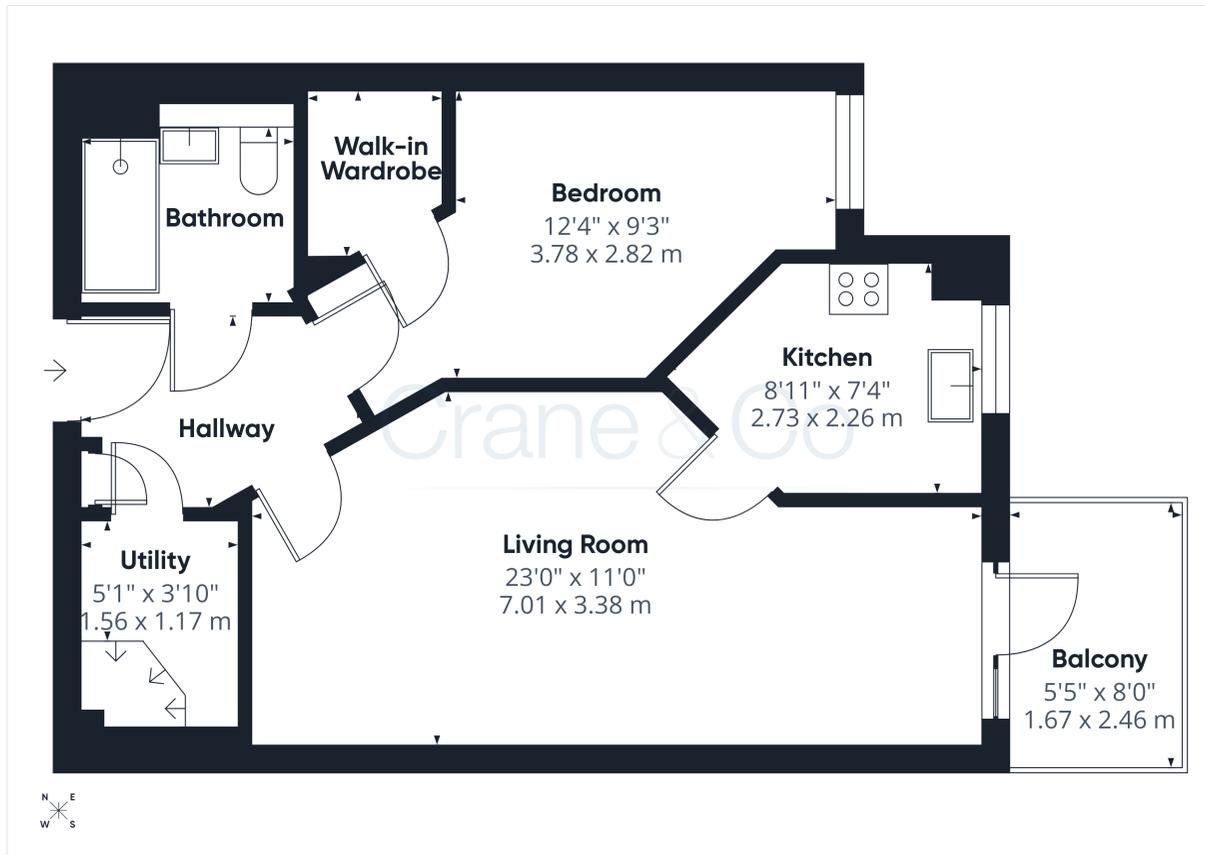
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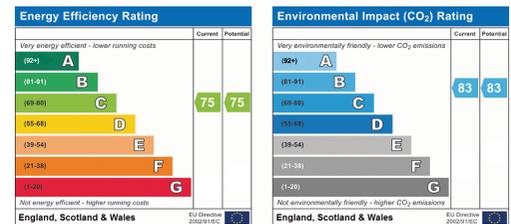
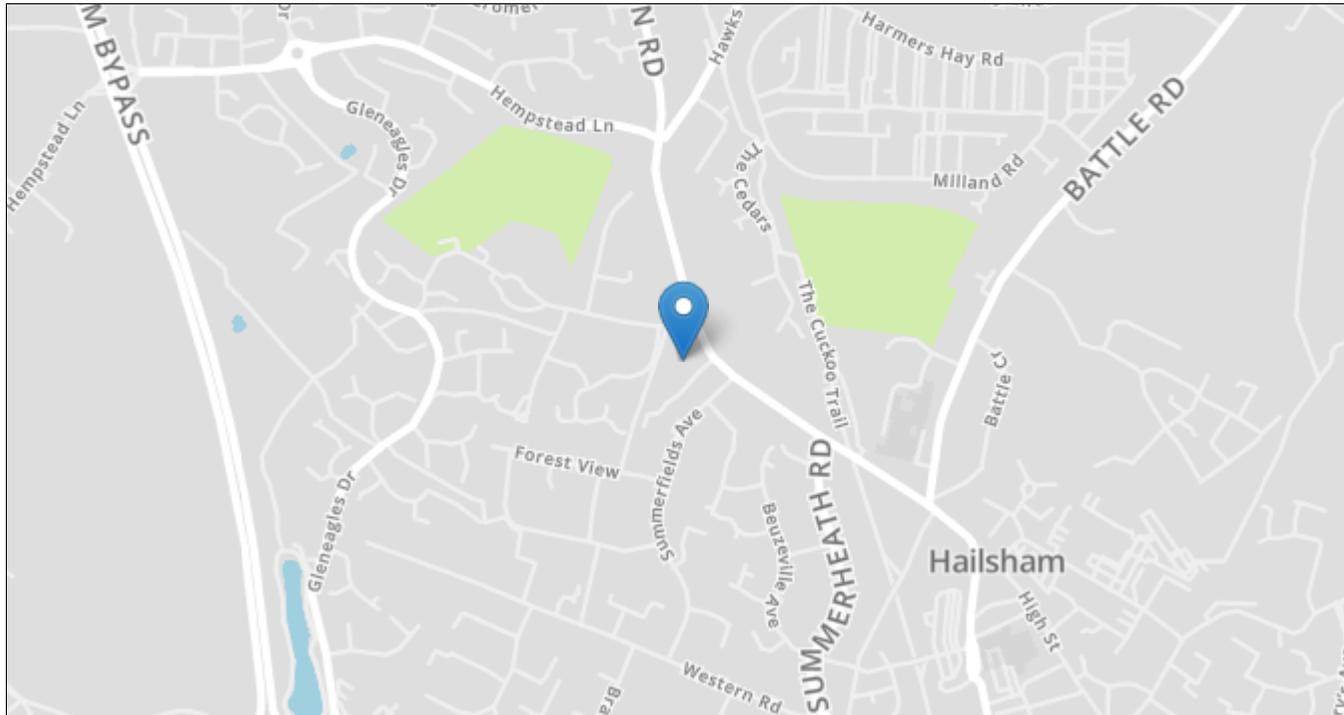
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