

Crane & Co



## Price Guide

£195,000 - £215,000

Flat B The Hurst, Horam, Heathfield, East Sussex TN21 0JG

 2 Bedroom  1 Bathroom  2 Reception

 01323 440678

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

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Share of Freehold

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

Be prepared to be captivated by this stunning & elegant garden flat. The private entrance leads to the lovely shaker style kitchen, where you are pleasantly struck by an abundance of light and space which seamlessly flows to the 2 reception rooms and extends out to the garden during summer months. The two bedrooms and modern shower room just keep adding the list of ticks, as do the high ceilings and original features. If that's not enough, this flat comes complete with a garage and share of freehold. We can't wait to show you around...

\* Annual Service Charge £1200

\* 53 Years remaining on Lease - Seller is currently extending Lease to 999 years

\* Information Provided by Seller\*

## Main Features

- Garden Flat with Private Entrance
- Spacious & Bright Accommodation
- Modern Kitchen
- 2 Bedrooms
- 2 Reception Room
- Share Of Freehold
- High Ceilings
- Garage
- No Onward Chain

## Room Sizes

Entrance  
Kitchen - 10' 0" x 9' 10"  
Dining Room - 17' 0" x 11' 8"  
Living Room - 16' 0" x 11' 6"  
Bedroom 1 - 12' 10" x 11' 0"  
Bedroom 2 - 8' 4" x 8' 0"  
Shower Room  
Garage - 16' 0" x 8' 2"

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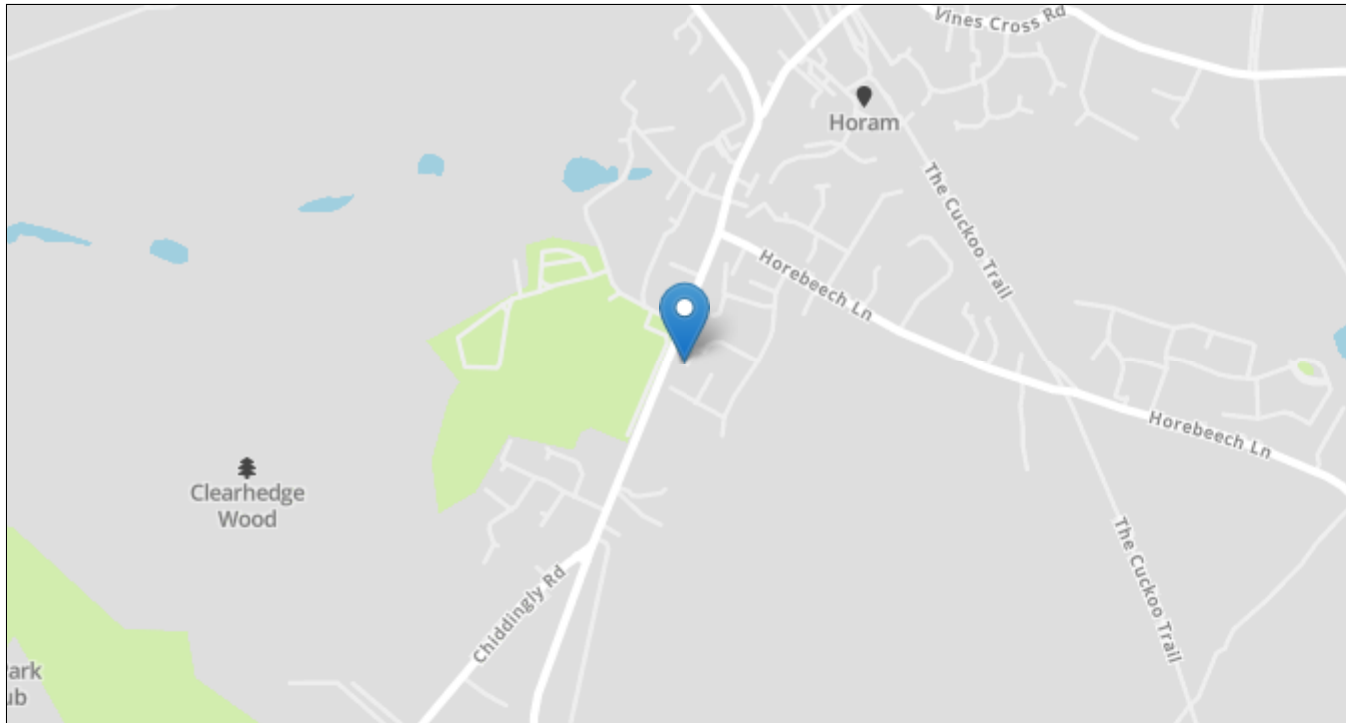
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  1 Bathroom
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Share of Freehold

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