

# Crane & Co



## Price Guide

£125,000 - £140,000

Bentley Grange Flat 46, Binder Lane, Hailsham, East Sussex BN27 1FA

🏠 2 Bedroom 🚿 1 Bathroom 📺 1 Reception

📞 01323 440678

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Leasehold

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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)

Welcome to Bentley Grange, where comfort and convenience come together in a thoughtfully designed living environment. Each apartment is neutrally decorated and carpeted to create a calm and inviting space that you can easily make your own. The kitchen and en-suite wet room feature practical vinyl flooring, combining style with easy maintenance. A fitted kitchen includes an oven, hob and extractor fan, offering everything you need for daily cooking. The en-suite wet room is designed with a level access shower, making everyday routines easier and more accessible. Electric plug sockets are positioned at waist height and easy-grip lever taps are fitted throughout, offering simple solutions for day-to-day living. Safety and peace of mind come as standard, with an emergency pull-cord system and an intercom that allows you to welcome guests with ease. As with all of the flats, you're buying a 75% share and this one is chain free.

\*115 Years Remaining on Lease

\* £665.00 Monthly Service Charge

\* Please be advised charges provided by seller\*

## Main Features

- Retirement Apartment Complex
- Care Packages Available
- Emergency Pull-Cord System
- Communal Gardens
- Chain Free
- 75% Shared Ownership
- Residents Lounge

## Room Sizes

Entrance Hallway  
Shower Room  
Living/Dining Room - 17' 6" x 11' 11"  
Kitchen - 12' 0" x 7' 5"  
Bedroom 1 - 13' 3" x 11' 0"  
Bedroom 2 - 9' 11" x 7' 9"

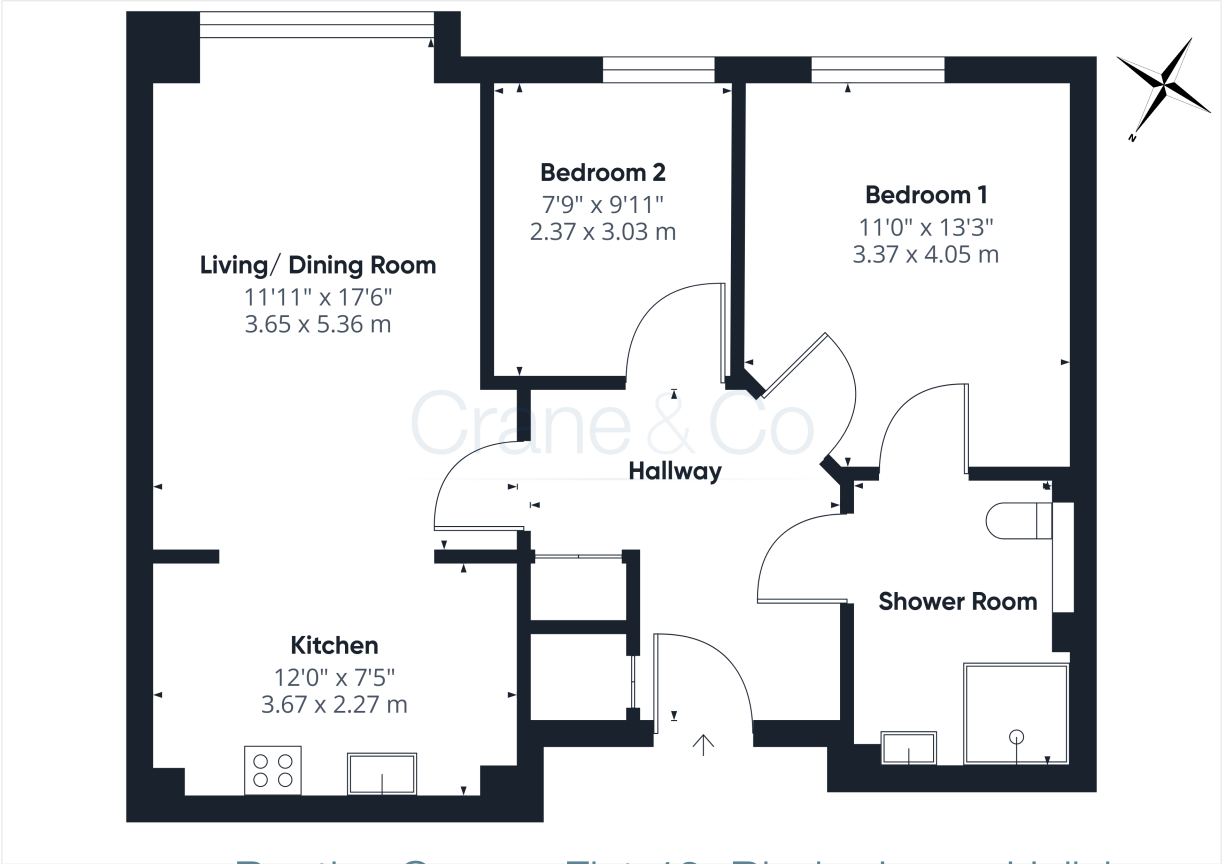
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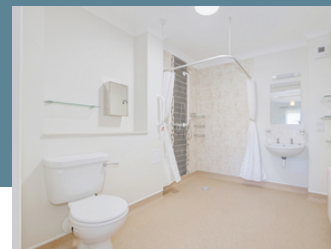
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