

# Crane & Co



PRICE

£275,000

49 20, Wolsey Place, London Road, Hailsham, East Sussex BN27 3FU

 2 Bedroom  2 Bathroom  1 Reception

 01323 440678

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



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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)

A retirement apartment up there with the best! This delightful 2 bedroom apartment is designed with independent living in mind and to offer the lifestyle of your choosing. Stepping inside, you'll find that it is beautifully presented throughout. There is a spacious living/dining room, which is ideal for entertaining and has plenty of natural light. The kitchen is just off this area, which is also well designed. 2 bright double bedrooms are served by a modern en-suite shower room and additional guest shower room. Well maintained, tranquil gardens are available to use when you want them as well as further on site communal facilities. Hailsham town centre shopping facilities are available at the end of the High Street making this apartment the ideal home for your retirement.

\* Monthly Service Charge £411.44

\* Half Yearly Ground Rent £247.50

\* 991 Years Remaining on Lease

\* Information provided to seller

## Main Features

- Retirement Apartment
- First Floor
- Chain Free
- Built By McCarthy & Stone
- 2 Bedrooms
- 2 Shower Rooms

## Room Sizes

Entrance Hallway  
Living/Dining Room - 23' 7" x 11' 5"  
Kitchen - 7' 6" x 5' 9"  
Bedroom 1 - 13' 2" x 10' 2"  
En Suite Shower Room  
Bedroom 2 - 12' 2" x 9' 0"  
Utility Room  
Shower Room

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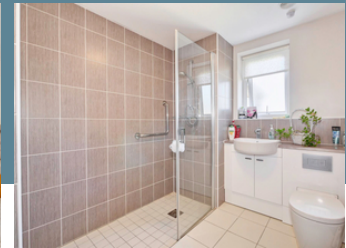
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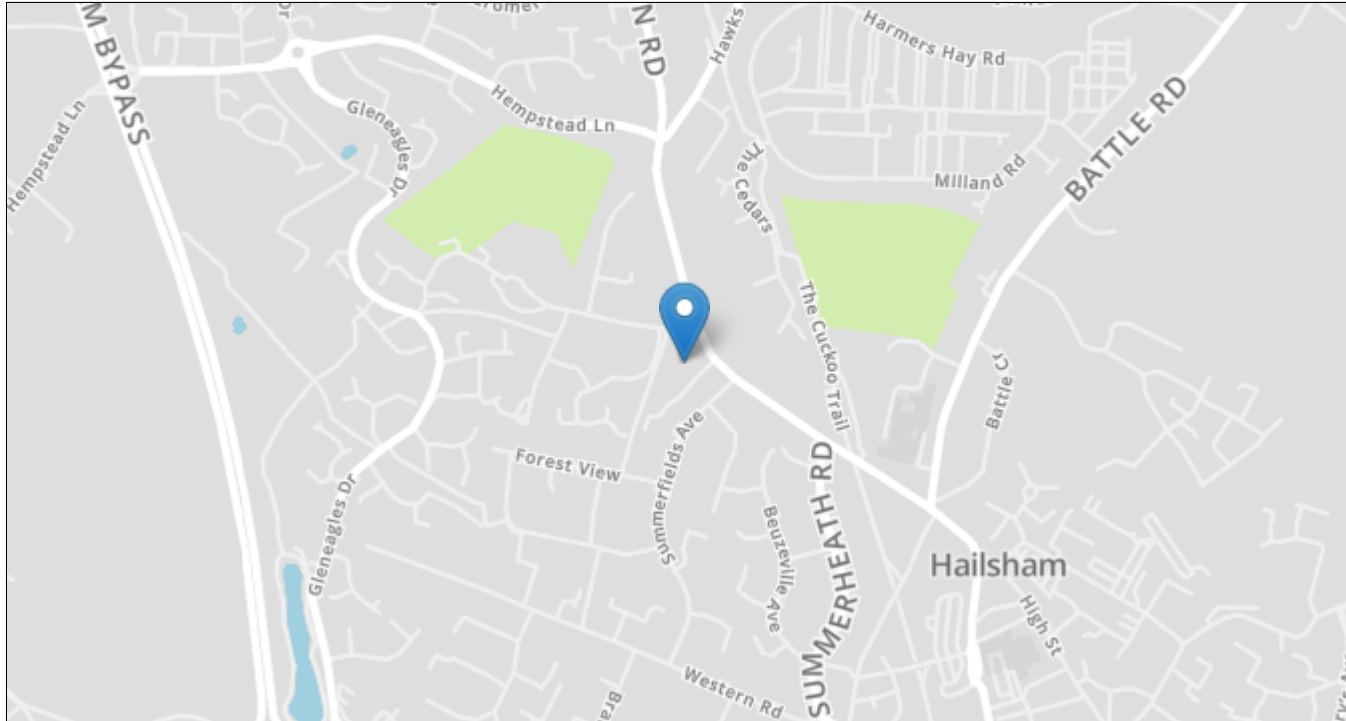
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

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