

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Luscombe Avenue, Hellingly, BN27 4DW

- ▼ 2 Bedroom First Floor
- ▼ En-Suite & Bathroom
- ▼ Open Plan
- ▼ Gorgeous High Ceilings
- ▼ Allocated Parking
- ▼ Bright & Airy Throughout



EPC RATING

Current:

82 | B

Potential:

82 | B

£220,000



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This beautifully presented two-bedroom apartment offers an impressive sense of space and light throughout, enhanced by gorgeous high ceilings and an abundance of natural light, creating a bright and airy feel in every room. A particularly generous entrance hall provides a welcoming first impression and offers excellent additional storage with a practical utility cupboard, ideal for keeping household essentials neatly tucked away. The heart of the home is the spacious open-plan lounge, dining and kitchen area, providing a fantastic space for both everyday living and entertaining. The well-designed kitchen flows seamlessly into the living area, creating a sociable and contemporary environment. The principal bedroom is a superb double, benefitting from fitted wardrobes and a private en-suite shower room. The second bedroom is also a well-proportioned double with fitted wardrobes, making it ideal for guests, family or as a home office. A separate modern shower room serves the second bedroom and visitors alike. Finished to a high standard throughout, the apartment has been exceptionally well maintained and is ready to move straight into. Further benefits include allocated parking, making this an ideal home for first-time buyers, downsizers or investors seeking a stylish, low-maintenance property.

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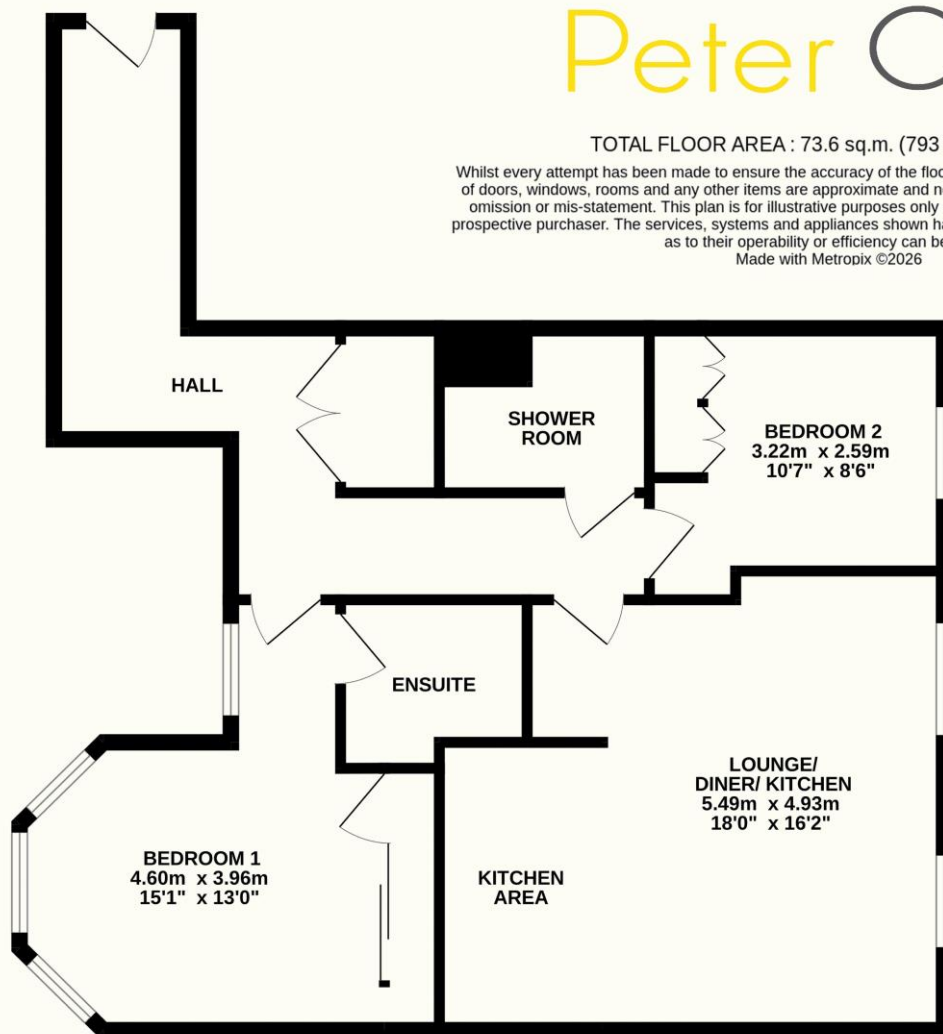


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TOTAL FLOOR AREA : 73.6 sq.m. (793 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: LEASEHOLD COUNCIL TAX BAND: C
GROUND RENT: £250 PA
MAINTENANCE/SERVICE CHARGE: £1700 PA
LEASE END DATE: 115 Years

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