



**Bentley Grange, Binder Lane, Hailsham BN27 1FA**



**welcome to**

## **Bentley Grange, Binder Lane, Hailsham**

**\*\* Chain Free \*\*** Coming to the market is this beautifully presented two bedroom flat, ideal for people who are wanting to downsize and have help when needed for extra security. The property is currently a 75% shared ownership property to help aid affordability.



**Entrance Hall**

**Kitchen/Living/Dining Room**

**Balcony**

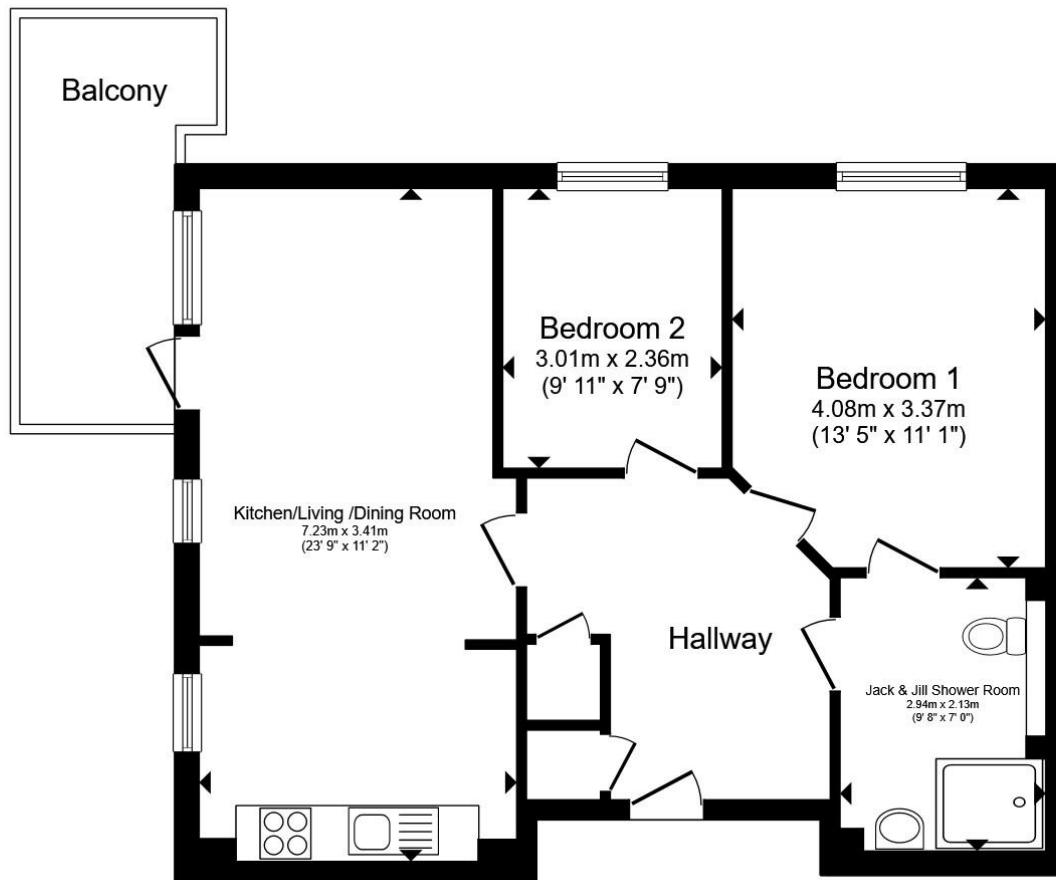
**Bedroom One**

**Bedroom Two**

**Jack & Jill Shower Room**

**Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.



**Floor Plan**

**Total floor area 63.1 m<sup>2</sup> (680 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Bentley Grange, Binder Lane, Hailsham

- Chain Free
- 75% Shared Ownership
- Balcony
- Communal Gardens & Parking
- On Site Restaurant

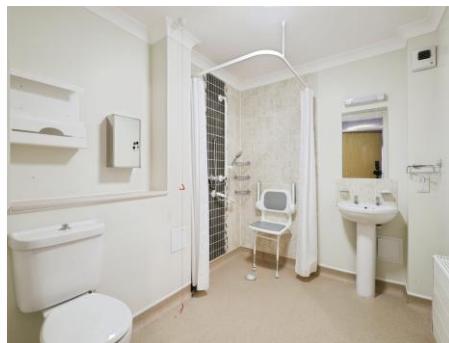
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 7763.40

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Oct 2015.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £135,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
HAI109913 - 0002

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Please note the marker reflects the  
postcode not the actual property



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