



HOLY CROSS PRIORY, LEWES ROAD  
CROSS IN HAND, HEATHFIELD - £385,000



# Flat 16 Holy Cross Priory

Lewes Road, Cross In Hand,  
Heathfield, TN21 0FE

**Entrance Hall - Sitting Room With High Ceilings & Feature  
Arched Window - Modern Kitchen Diner With Integrated  
Appliances - 2 Bedrooms - Modern Shower Room -  
Communal Lounge - Restaurant - Function Room & Guest  
Suite - Residents Parking - Extensive Communal Grounds  
& Bowls Lawn**

An extremely well presented 2 bedroom first floor apartment for the over 55's in the exclusive Holy Cross Development and being situated within the Grade II Listed Neo Gothic Mansion. Facilities include a communal lounge, function room, restaurant, guest suite, bowls lawn and extensive communal gardens. There is 24 hour security, emergency pull cords and house/estate manager. The property is positioned in the picturesque Sussex countryside.

## **ENTRANCE HALL:**

Radiator. Coved ceiling. Entry phone. Boiler cupboard housing heating interface unit.

## **SITTING ROOM:**

High ceilings with cornicing. Picture rail. Radiator. Impressive arched leaded light window overlooking the bowls green. Emergency pull cord system. TV aerial point.



**Communal Hallway**



**KITCHEN/DINER:**

Window. Range of cream fronted matching wall and base cupboards. Granite effect worktops with inset electric hob with filter hood above. Built in oven. Integrated fridge freezer, dish washer and washing machine. Radiator. Wood effect flooring. Part tiled walls. High ceilings with inset spotlights.

**BEDROOM ONE:**

Leaded light windows overlooking woodland. Cornicing. Radiator. Built in double wardrobe with hanging rail and shelves above. TV aerial point.

**BEDROOM TWO:**

Window. Cornicing. Radiator.

**SHOWER ROOM:**

A modern thermostatic shower with chrome hand rails and low level shower screen. WC. Pedestal wash basin. Part tiled walls. Coved ceiling. Radiator. Inset spotlights. Emergency pull cord.

**OUTSIDE:**

There are extensive communal grounds and gardens, plus a bowls green. Parking is provided for residents and visitors.

**SITUATION:**

The property is situated within the popular Sussex village of Cross in Hand that provides a well regarded local bakery, village pub, service station with general shop, health and fitness country club, tennis, rugby and bowls club. The thriving market town of Heathfield is only approximately five minutes drive to the East with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 and 8 miles distant respectively, both providing a service of trains to London in just over the hour. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 30 minutes drive respectively.



**TENURE:**

Lease Term – To be Advised.

Estimated Service Charge for 2021 is £3,150.

Ground Rent £250 p.a. for the first 40 years of the lease.

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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Approx. Gross Internal Area 797 ft<sup>2</sup> ... 74.0 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.