



ST MARYS, HOLY CROSS PRIORY
CROSS IN HAND, HEATHFIELD - £365,000



19 St Marys

Holy Cross Priory, Cross In Hand,
Heathfield, TN21 0EP

**Spacious Entrance Hall - Sitting Room - Balcony
Overlooking The Bowls Green - Kitchen With Integrated
Appliances - Double Bedroom - Wet Room - Stairs With
Electric Chair Lift To Upper Level - Double Bedroom - En-
Suite Shower Room - En-Suite Dressing Room With Walk-
in Wardrobe - Extensive Communal Gardens - Bowling
Green - Residents & Visitors Parking - NO ONWARD CHAIN**

A spacious 2 bedroom split level apartment for the over 55's built in 2012 and situated within the Holy Cross village development adjacent to the Grade II Listed Neo Gothic Mansion. The accommodation features 2 double bedrooms, en-suite shower room and dressing room, wet room, modern kitchen with integrated appliances and a sitting room with doors to a balcony overlooking the communal gardens and bowls green. There are extensive beautifully maintained communal gardens with residents and visitors parking as well as access to the restaurant in the adjacent Grade II Listed Building. The apartment also features electric heating, video entry phone system and emergency pull cords.

ENTRANCE HALL:

Electric radiator. Coved ceiling, Built in airing cupboard housing the pressurised hot water cylinder. Video entry phone system.

SITTING ROOM:

Electric radiators. Coved ceiling. Double glazed French doors leading to the balcony which overlooks the bowling green and communal gardens. Under stairs storage cupboard. Emergency pull cord system.



KITCHEN:

Double glazed windows overlooking the bowling green and communal gardens. Range of wood effect fronted matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Inset electric hob with filter hood above. Built in oven. Integrated fridge freezer and washer dryer. Part tiled walls. Coved ceiling. Inset spotlights.

BEDROOM:

Double glazed window. Electric radiator. Built in double wardrobe. Coved ceiling.

WET ROOM:

WC. Pedestal wash basin. Thermostatic shower. Heated towel rail. Part tiled walls. Extractor fan.

STAIRS WITH ELECTRIC STAIR LIFT:

Leading to:

MAIN BEDROOM:

Double glazed velux window.

EN-SUITE DRESSING ROOM:

Double glazed windows overlooking the bowling green and communal gardens. Walk in wardrobe. Electric radiator.

EN-SUITE SHOWER ROOM:

WC. Pedestal wash basin. Corner shower cubicle with thermostatic shower. Part tiled walls. Heated towel rail. Extractor fan. Coved ceiling. Emergency pull cord.

OUTSIDE:

There are extensive communal gardens, residents and visitors parking areas and a bowling green.



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:

Leasehold

Lease - 125 years from 1st January 2012

Service Charge - currently £2013.80 per 6 months estimated from Jan 2022

Ground Rent - currently £250.00 per annum 1st Jan - 31st Dec 2022

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



First Floor
Approx Internal Area
642 sq ft (59.7 sq m)



Second Floor
Approx Internal Area
420 sq ft (38.1 sq m)

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Cross In Hand, TN21 0TS**

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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