



WOOD & PILCHER



- Ground Floor Maisonette
- 2 Bedrooms
- Kitchen/Diner/Sitting Room
- Modern Family Bathroom
- Two Allocated Parking Spaces
- Energy Efficiency Rating: C

Whitehill Road, Crowborough

£230,000

woodandpilcher.co.uk



1 The Mews, Whitehill Road, Crowborough, TN6 1JU

A modern and extremely well presented ground floor maisonette which has undergone extensive renovations and comprises of its own private main entrance, an open plan sitting room leading to a recently fitted kitchen/diner, two bedrooms and a contemporary family bathroom. Externally and located to the front of the property are two allocated parking spaces.

COVERED PRIVATE FRONT ENTRANCE:

Obscured glazed front door into:

ENTRANCE HALL:

Wood effect laminate flooring, column radiator, coats hanging area, built in storage cupboard with hanging rails and shelf and door into:

OPEN PLAN KITCHEN/DINER/SITTING ROOM:

A newly fitted kitchen comprising a range of matching wall and base units with gloss fronted doors, roll top worksurface and brick style tiled splashback, inset large wash bowl with drainer to side and chrome mixer tap, space for oven with extractor fan above with downlights, integrated appliances include a fridge/freezer and dishwasher, cupboard housing Worcester combination gas boiler, space for sofa seating, wall lighting, wall mounted Nest thermostat control, column radiator, wood effect laminate flooring, tv/telephone points, space for dining table and chairs and double glazed bay window to front and double glazed window to side.



INNER HALLWAY:

Built in cupboard with space and plumbing for washing machine with slatted shelving above, wood effect laminate flooring, radiator and doors to:

BEDROOM:

Built in double wardrobe, column radiator, wall lighting, recently fitted carpet and double glazed sash windows to front.

BEDROOM:

Column radiator, wall lighting, recently fitted carpet and double glazed sash window to side.

FAMILY BATHROOM:

Endosed deep bath with chrome mixer tap to side with overhead rainfall showerhead and separate shower attachment, low level wc, floating wash hand basin with chrome mixer tap and built in drawer beneath, inset shelf with downlighters, wall mounted chrome ladder style heated towel rail, extractor fan, fully tiled walling, tiled flooring,

OUTSIDE FRONT:

Two allocated parking spaces and communal bin store area.

TENURE:

Leasehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

SITUATION:

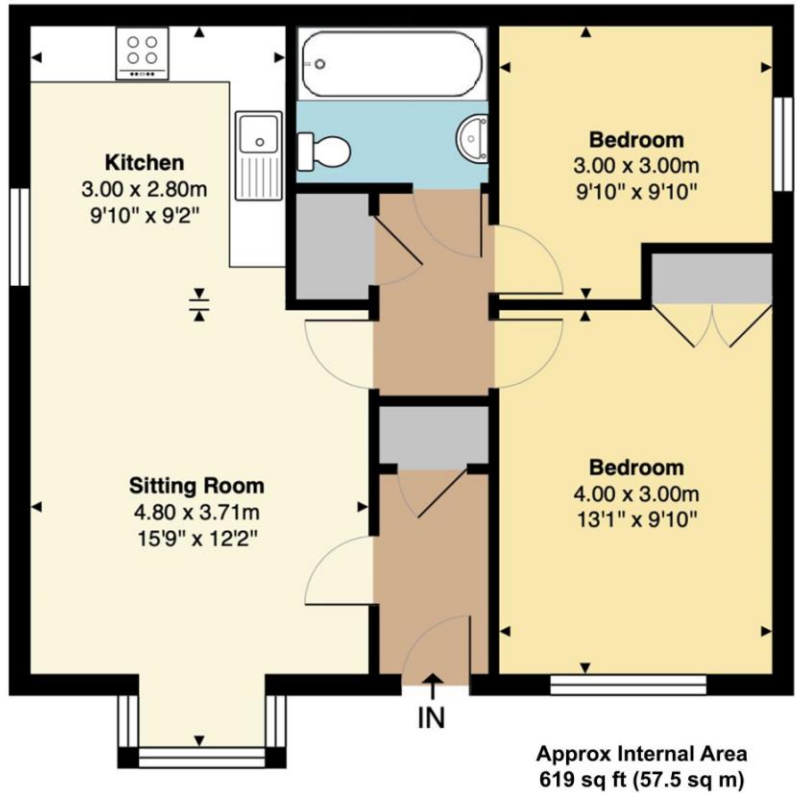
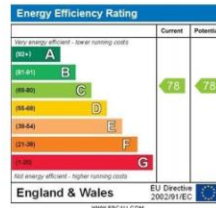
Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with a array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

In view of the restrictions imposed by the Government in relation to Coronavirus, we have produced a video of the property to enable you to obtain a better picture of it. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

AGENTS NOTE:

We understand the lease term is 99 years from January 2006. The annual ground rent is currently £250.00 and the monthly service charge is currently £111.09. These details should be clarified by a buyers own





1 The Mews, Whitehill Road, Crowborough, TN6 1JU

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.
©Listed Building Surveys Ltd

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Tonbridge 01732 351135
Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

