



WOOD & PILCHER



- First Floor Maisonette
- 2 Double Bedrooms
- Sitting/Dining Room
- Private Area of Front Garden
- Garage En Block
- Energy Efficiency Rating: D

Swaylands Avenue, Crowborough

£240,000

woodandpilcher.co.uk



6 Swaylands Avenue, Crowborough, TN6 3AL

Located in a cul-de-sac this well presented first floor maisonette comprising a bright and airy sitting/dining room, kitchen with integrated double oven, two double bedrooms and a modern family bathroom. Externally to the front is a good size area of garden and nearby is the advantage of a garage en block.

Private front entrance with wooden door provides access into:

ENTRANCE HALL:

Coir matting, carpets fitted and stairs rising to:

FIRST FLOOR LANDING:

Carpets fitted and range of doors to:

KITCHEN:

Range of matching wall and base units with roll top work surfaces and tiled splashback, inset stainless steel sink bowl and drainer with chrome mixer tap, integrated double oven with inset 4-ring electric hob and extractor fan above, integrated under unit fridge and freezer, space for freestanding washing machine, cupboard housing wall mounted gas boiler, tile effect laminate flooring and double glazed window to front.

SITTING/DINING ROOM:

Wood effect laminate flooring, tv/satellite points, space for dining table and chairs and double glazed windows to front.



FAMILY BATHROOM:

Low level wc, pedestal wash hand basin with tiled splashback, enclosed bath with shower attachment over, fully tiled surround and glass shower screen, tile effect laminate flooring, chrome ladder style electric heated towel rail and obscured double glazed window to side.

BEDROOM:

Wall mounted electric heater, carpet as fitted and double glazed windows to rear.

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Wall mounted electric heater, carpet as fitted, telephone point and double glazed windows to rear.

OUTSIDE:

To the front of the property is a private area of garden enclosed by picket fencing, a area laid to lawn with space for garden table and chairs.

Parking on a first come first serve basis and garage en block with up/over door.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an 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. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Leasehold

Lease - 125 years from 25th September 2006

Service Charge – currently £nil – buildings insurance £260.82 per annum

Ground Rent - currently £102.00 per annum

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

COUNCIL TAX BAND:

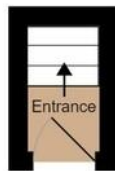
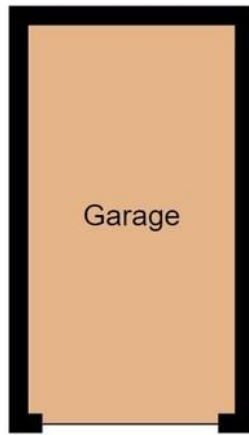
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VIEWING:

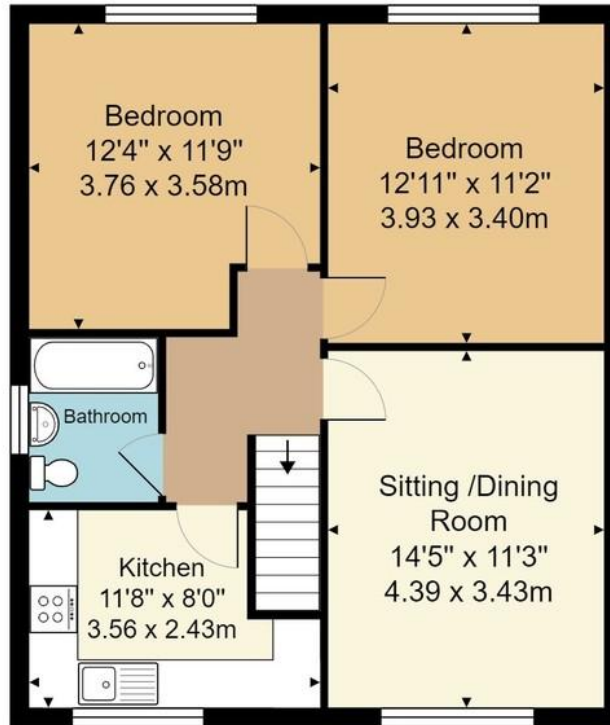
By appointment with Wood & Pilder Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 657 ft² ... 61.0 m² (excluding garage)

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.

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