



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Flat
- 2 Double Bedrooms
- Sitting/Dining Room
- Kitchen
- Allocated Parking Space
- Energy Efficiency Rating: C

Crowborough Hill, Crowborough

£235,000

woodandpilcher.co.uk



5 White Chimneys, Crowborough Hill, Crowborough, TN6 2SE

Offered to the market with no onward chain is this first floor flat ideally located with excellent access to a mainline railway station and local amenities. The accommodation comprises of a spacious sitting/dining room, kitchen with appliances, two bedrooms and a modern bathroom. In addition is the advantage of an allocated parking space and share of freehold.

COMMUNAL ENTRANCE:

Entry intercom system leads into:

COMMUNAL HALL:

Stairs rising to the first floor and private door into:

ENTRANCE HALL:

Telephone intercom system, fusebox, radiator, wall mounted thermostat control, loft hatch with access to attic, cupboard housing hot water cylinder with slatted shelving above, carpet as fitted and range of doors into:

KITCHEN:

Range of matching wall and base units with roll top worksurfaces and tiled splashback, stainless steel sink bowl and drainer with chrome mixer tap, integrated oven with 4-ring gas hob and stainless steel extractor fan above, freestanding fridge/freezer, freestanding washing machine, radiator, gas Ideal boiler and wall mounted water and heating controls, vinyl flooring and double glazed windows to rear with fitted roller blind.



SITTING/DINING ROOM:

Carpet as fitted, two radiators, tv/telephone points, double glazed window to rear and double glazed French doors opening to a Juliet balcony.

BEDROOM:

Carpet as fitted, radiator and two double glazed windows to front.

BEDROOM:

Carpet as fitted, radiator and double glazed window to front.

MODERN BATHROOM:

Enclosed bath with fully tiled surround, chrome mixer tap, thermostatic shower over and separate shower attachment, low level wc with enclosed cistern and tiled shelf above', wash hand basin set in vanity unit with chrome mixer tap, radiator and obscured double glazed window to side with fitted roller blind.

OUTSIDE:

Allocated parking space and visitor parking.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 1.4.1988

Annual Service Charge - currently £600.00

Ground Rent - currently £nil

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

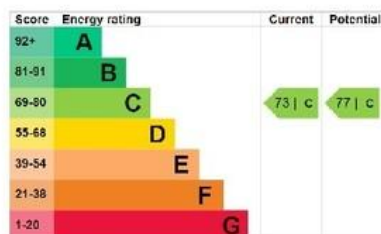
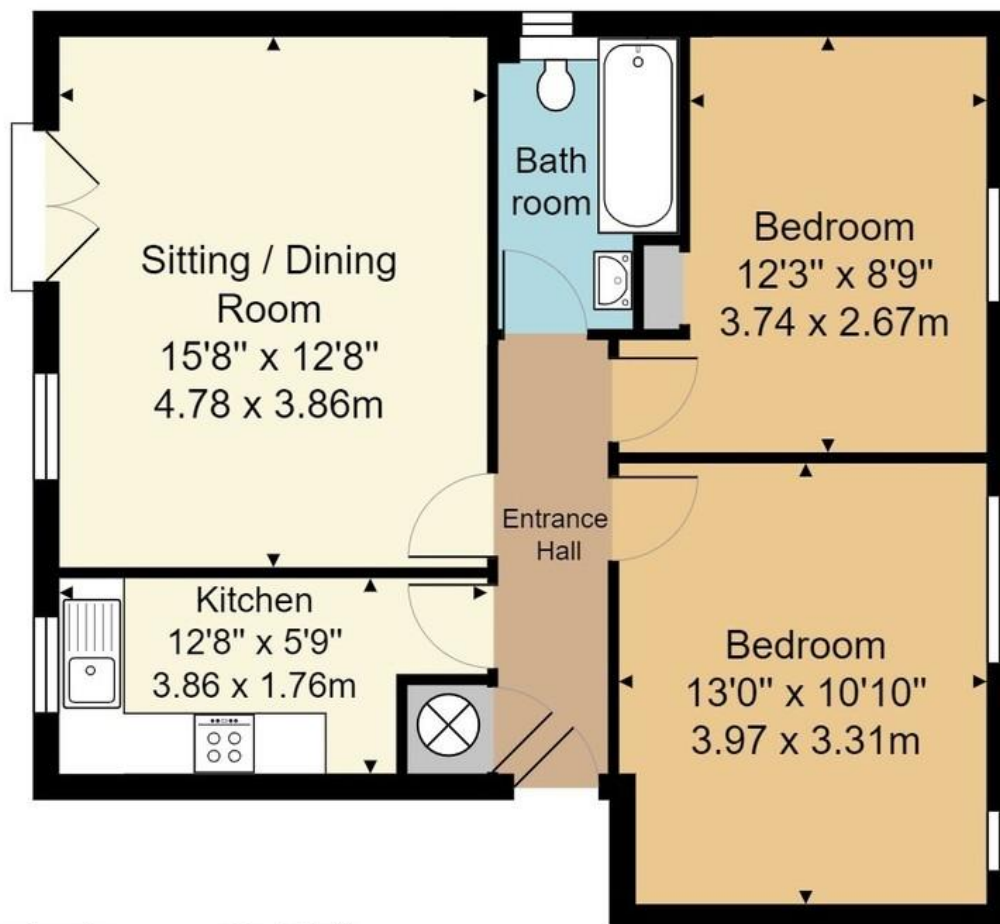
COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Approx. Gross Internal Area 646 ft² ... 60.0 m²

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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