



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Ground Floor Maisonette
- 2 Bedrooms
- Open Plan Sitting/Diner/Kitchen
- No Onward Chain
- Two Allocated Parking Spaces
- Energy Efficiency Rating: C

**Whitehill Road, Crowborough**

**£230,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



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

A modern ground floor maisonette benefiting from its own private main entrance, entrance hall with coats cupboard, an open plan sitting/diner/kitchen with space for sofa and dining room furniture, integrated dishwasher and fridge/freezer, two bedrooms, one with wardrobe storage 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 SITTING/DINER/KITCHEN:

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:**

Enclosed 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.

**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. 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 - 189 years from 1.1.2006

Service Charge - currently £1442.13 per annum

Ground Rent - currently £250.00 per annum

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

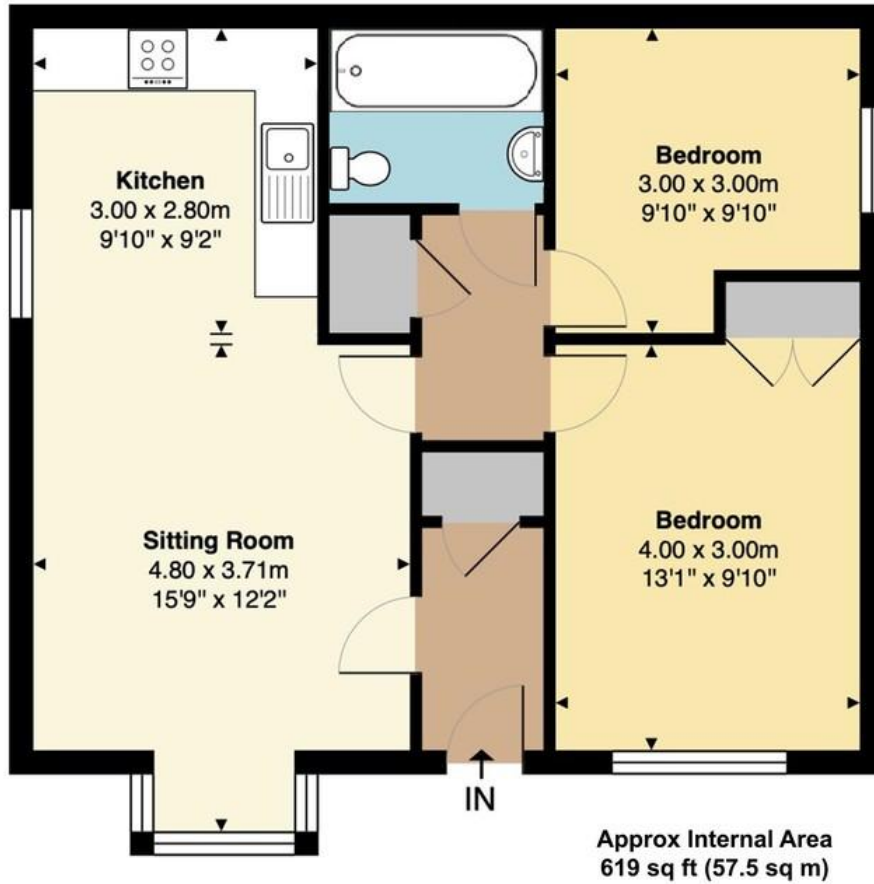
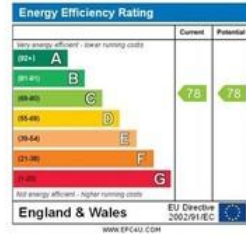
**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.





## 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.  
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