



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment
- 3 Bedrooms
- No Chain
- Spacious Sitting/Dining Room
- Allocated Parking Space
- Energy Efficiency Rating: C

Queens Road, Crowborough

£375,000

woodandpilcher.co.uk



3 Fairholme Court, Queens Road, Crowborough, TN6 1EH

A fabulous opportunity to purchase a CHAIN FREE Edwardian first floor apartment which has the benefit of its own private door at ground level which gives access to a hallway with plenty of storage and coat hanging area. A grand staircase leads to the impressive landing. The sitting room and dining area sits to the rear of the apartment and has fabulous views over rooftops and open countryside. The traditional style kitchen has plenty of high and low level units and space for a four seater breakfast table. There are two double bedrooms along with a single bedroom that is currently being used as a study along with a traditional style family bathroom. The apartment has an abundance of character and plenty of the original features to include high skirting boards, picture rails, the original coving, beautiful traditional and original wooden doors to all rooms. The property benefits from being set within walking distance to the town centre, off road parking and a communal rear garden.

COMMUNAL ENTRANCE HALL:

Fitted carpet, smoke alarm and door leads into:

HALLWAY:

Coats hanging area, wood effect vinyl flooring, radiator, wall lighting, original wooden flooring, good ceiling height, floating shelving and a large under stairs storage cupboard.

FIRST FLOOR LANDING:

An impressive landing with original picture rails and original coving, fitted carpets, smoke alarm, radiators and double glazed window with fitted blind to rear with fabulous views over open countryside.

SITTING ROOM/DINING ROOM:

A feature fireplace with wooden mantle and granite effect tiled hearth with electric dimplex fire insert, fitted carpet, coving, wall lighting, radiator and



double glazed window with fitted blind to the rear with views of open countryside. Dining Area: A well-lit and unusual room of a circular design enjoying numerous double glazed windows with fitted blinds with views to the rear, side and front, continuation of fitted carpet, high skirting boards and a radiator.

KITCHEN/BREAKFAST ROOM:

A traditional style kitchen comprising a range of high and low level units with under unit lighting, roll top work surfaces with tiled splashback incorporating a one and a half bowl sink with mixer tap, Neff fan assisted oven with 4 ring gas hob with extractor fan above and an integrated Bosch dishwasher. Separate spaces for a fridge freezer, washing machine and tumble dryer, space for a breakfast table, cupboard housing British Gas combi boiler, tile effect vinyl flooring, picture rail, radiator and double glazed windows to the side with fitted blind.

MAIN BEDROOM:

A lovely bright and airy room with fitted triple wardrobe with hanging rail and shelving, fitted carpet, high skirting boards, picture rail, radiator and dual aspect with double glazed windows to front and side.

BEDROOM:

High skirting boards, picture rail, radiator, fitted carpet and two double glazed windows overlooking the rear with fitted blinds.

BEDROOM:

Currently being used as an office and featuring high skirting boards, fitted open bookcase with floating shelving, radiator, wall mounted electric consumer unit, radiator, fitted carpet and double glazed window to the front with fitted blinds.

FAMILY BATHROOM:

A panelled bath with part tiled walling, wall mounted Mira shower with handheld shower attachment and glass shower screen, low level wc, traditional style sink with tiled splashback set into a vanity unit with shelving, traditional style heated towel rail, floating shelving, two wall mounted glass cabinets, wood effect laminate flooring, large cupboard perfect for storage with slatted wooden shelving, radiator and obscured double glazed windows to the front.

OUTSIDE FRONT:

Allocated parking space for one vehicle and use of the communal area of lawn with a selection of mature shrubs and trees. **OUTSIDE REAR:** A communal garden with an area laid to lawn with some mature trees.

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.

TENURE:

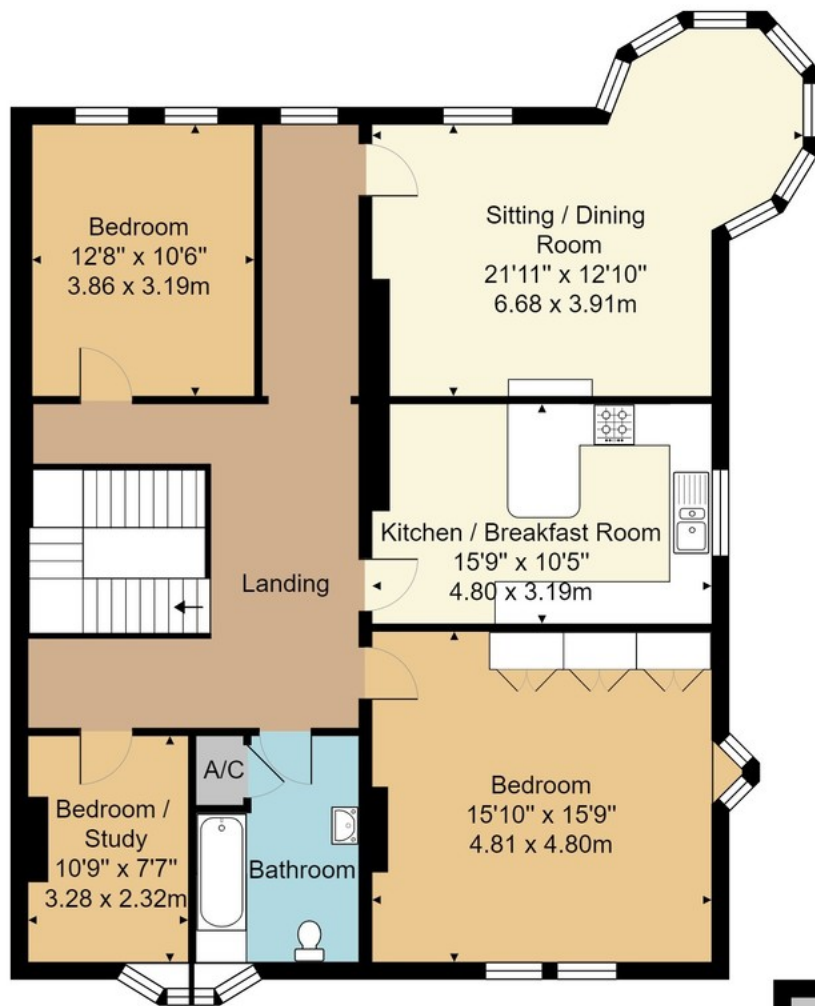
Leasehold with a share of the Freehold
Lease - 999 years from 10th November 2005
Service Charge - currently £119.16 per month
Ground Rent - currently £nil

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

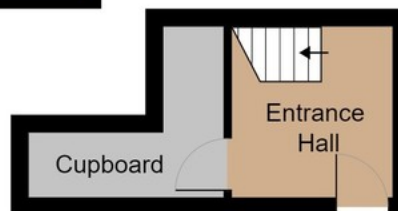
COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666.





First Floor



Ground Floor



Approx. Gross Internal Area 1462 ft² ... 135.8 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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