



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Apartment
- 2 Bedrooms
- No Onward Chain
- Private Garden & Patio
- Allocated Parking Space
- Energy Efficiency Rating: C

Beacon Gardens, Crowborough

£325,000

woodandpilcher.co.uk

3 White Heathers, Beacon Gardens, Crowborough, TN6 1BG

White Heathers was built in 2010 and consists of six spacious two-bedroom apartments each being carefully designed to offer practical and comfortable living accommodation. This well-presented apartment is offered to the market chain free and comprises a good size sitting room/dining room with direct access out to its own private patio and garden and a modern kitchen providing a light and pleasant aspect and many of the usual kitchen appliances. There are two bedrooms both with fitted wardrobes, an en suite shower room and separate wc. The development is accessed via electronic gates that open to the apartments allocated parking space and the location is ideal as its conveniently situated in a quiet area of Crowborough yet within walking distance of the town centre.

COMMUNAL PORCH:

Security intercom system and door providing access into:

COMMUNAL ENTRANCE HALL:

Fitted carpet, smoke alarm system and lift access.

PRIVATE ENTRANCE HALL:

Fitted carpet, radiator, intercom panel and doors to:

MAIN BEDROOM:

Built-in wardrobe cupboards with hanging rail, fitted carpet, radiator, window to side and door into:

EN SUITE SHOWER ROOM:

A good size fully tiled walk-in enclosure with integrated shower, dual flush low level wc, vanity wash hand basin, chrome heated towel rail, mirrored wall cabinet and porcelain tiled flooring.

WC:

Dual flush low level wc, pedestal wash hand basin, mirrored wall cabinet, chrome heated towel, porcelain tiled flooring and extractor fan.

BEDROOM/STUDY:

Currently used as a study and comprising a fitted wardrobe with hanging rail and storage, fitted carpet, radiator and window to side.

SITTING/DINING ROOM:

Space for sofa seating and dining furniture, cupboard housing alarm controls, fitted carpet, two radiators, tv/satellite points and two windows with patio doors opening directly out to a private patio and garden.

KITCHEN:

Range of wall and base units with granite worktops and upstands incorporating a one and half bowl stainless steel sink with swan mixer tap. Appliances include a 4-ring ceramic hob with oven under and extractor fan over, integrated fridge, freezer, dishwasher and washing machine. Wall mounted Worcester Bosch boiler, radiator, porcelain tiled flooring and two windows overlooking the garden.



OUTSIDE:

A generous private garden with a patio area adjacent to the property and an area laid to lawn with a timber garden shed, all enclosed by fence boundaries.

Allocated parking space.

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 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 schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:

Leasehold with a share of the Freehold
Lease - 150 years from 1st January 2010
Service Charge - currently £1,785.46 per annum
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.

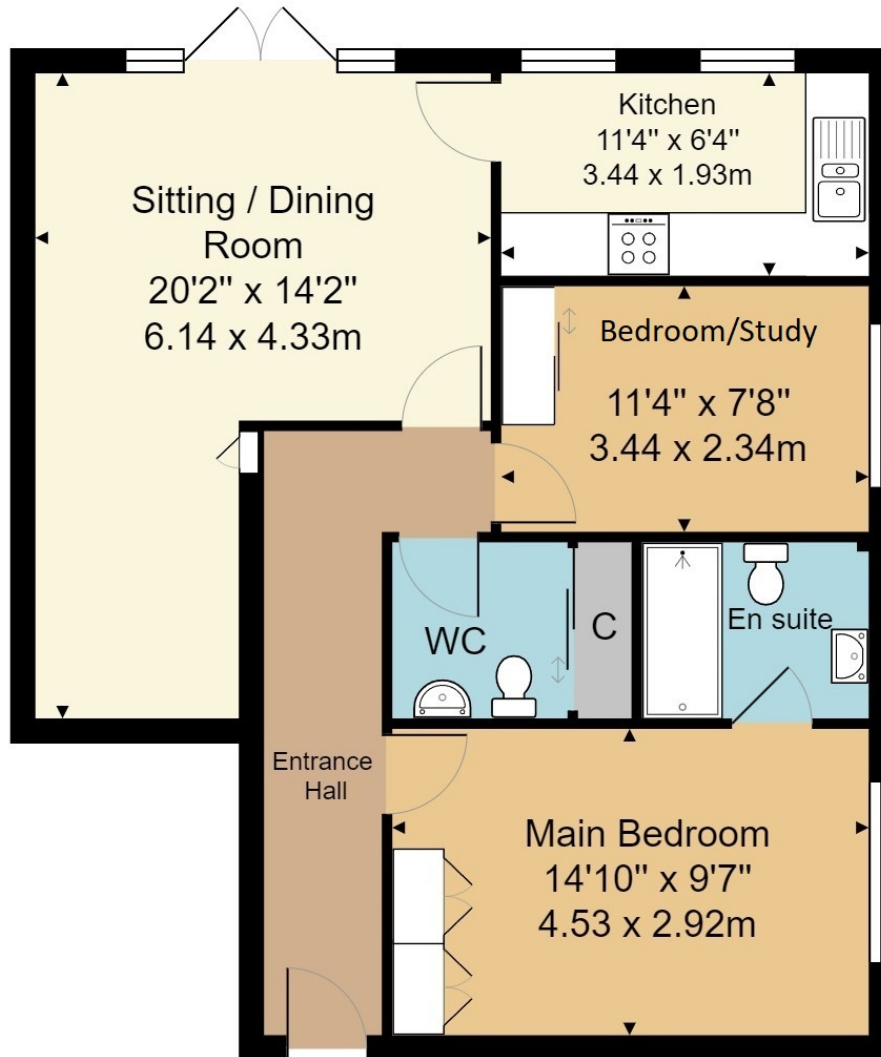
COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Approx. Gross Internal Area 710 ft² ... 66.0 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.

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.

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

