



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Retirement Flat for Over 55s
- Chain Free
- 2 Bedrooms
- Sitting/Dining Room
- Parking/Communal Gardens
- Energy Efficiency Rating: C

**St. Johns Road, Crowborough**

**£150,000**

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



#### **Flat 14 Brincliffe, St. Johns Road, Crowborough, TN6 1RW**

A bright and airy well maintained and beautifully presented first floor retirement apartment for the over 55s and set very close to the town centre. Externally are the benefits of a communal garden and shared parking. Upon entry to the property there is an area for hanging coats with stairs rising to the first floor. The sitting/dining room is well lit with two double windows to the rear and an archway into the high gloss contemporary kitchen with black granite effect roll top worksurfaces along with an oven, fridge/freezer and washing machine. Both bedrooms are located to the front of the property and benefit from fitted wardrobes. The recently installed modern shower room has a large walk-in shower cubicle with Aqualisa shower. Externally are well tended communal gardens being principally laid to lawn with raised flower bed borders and shared parking for residents and visitors. Over the years this flat has been updated to a very good standard.

#### **ENTRANCE HALL:**

Coir entrance matting, coats hanging area, fitted carpet and stairs with stairlift (can be removed if required) rises to the first floor.

#### **FIRST FLOOR LANDING:**

Wall mounted telephone entry system, good size cupboard with wooden slatted shelving, hatch to part boarded loft with light, fitted carpet, radiator, smoke alarm and carbon monoxide alarm.

#### **SITTING/DINING ROOM:**

Bright and airy room with plenty of room for sofa seating and dining



furniture, fitted carpet, radiator, heating thermostat, smoke alarm and two windows to rear both with fitted blinds.

**KITCHEN:**

A modern kitchen with a range of white gloss high and low level units with black granite effect worksurfaces incorporating a stainless steel sink with swan mixer tap. Fan assisted oven with 4-ring electric hob, tall fridge/freezer and a washing machine. Floating shelving, wall mounted towel rail, radiator and carpet tiled flooring.

**BEDROOM:**

Double fitted wardrobe with hanging rail and shelving accessed via glass sliding doors, fitted carpet, radiator and window to front with fitted blind.

**BEDROOM:**

Fitted wardrobe with hanging rail and shelving, fitted carpet, radiator and window to front with fitted blind.

**SHOWER ROOM:**

Attractive recently installed fully tiled walk-in cubicle with Aqualisa shower, low level wc, wash hand basin with mixer tap set into vanity unit with shelving and glass mirror above, wall mounted cabinet, grey vinyl flooring, radiator and extractor fan.

**OUTSIDE:**

At the entrance to the apartment is a cupboard housing gas/electric meters and storage space along with an entry intercom system. In addition is an area of well tended communal gardens and shared parking for residents and visitors.

**SITUATION:**

Situated a stone's throw from the town centre with its High Street offering a number of independent retailers, cafes and restaurants. Local sporting facilities include Crowborough Leisure centre, which houses a large swimming pool, Golf clubs at both Boars Head and Beacon and Crowborough Tennis & Squash club. The nearby mainline railway station at Jarvis Brook provides regular services to both London and the South Coast and convenient bus services to both the larger spa town of Royal Tunbridge Wells (approximately 8 miles distance) and the coastal town of Brighton (approximately 24 miles).

**TENURE:**

Leasehold

Lease - 99 Years And 10 Days From 24 June 1986

Service Charge - currently £744.00 per annum (not including buildings insurance)

Ground Rent - currently £100.00 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:**

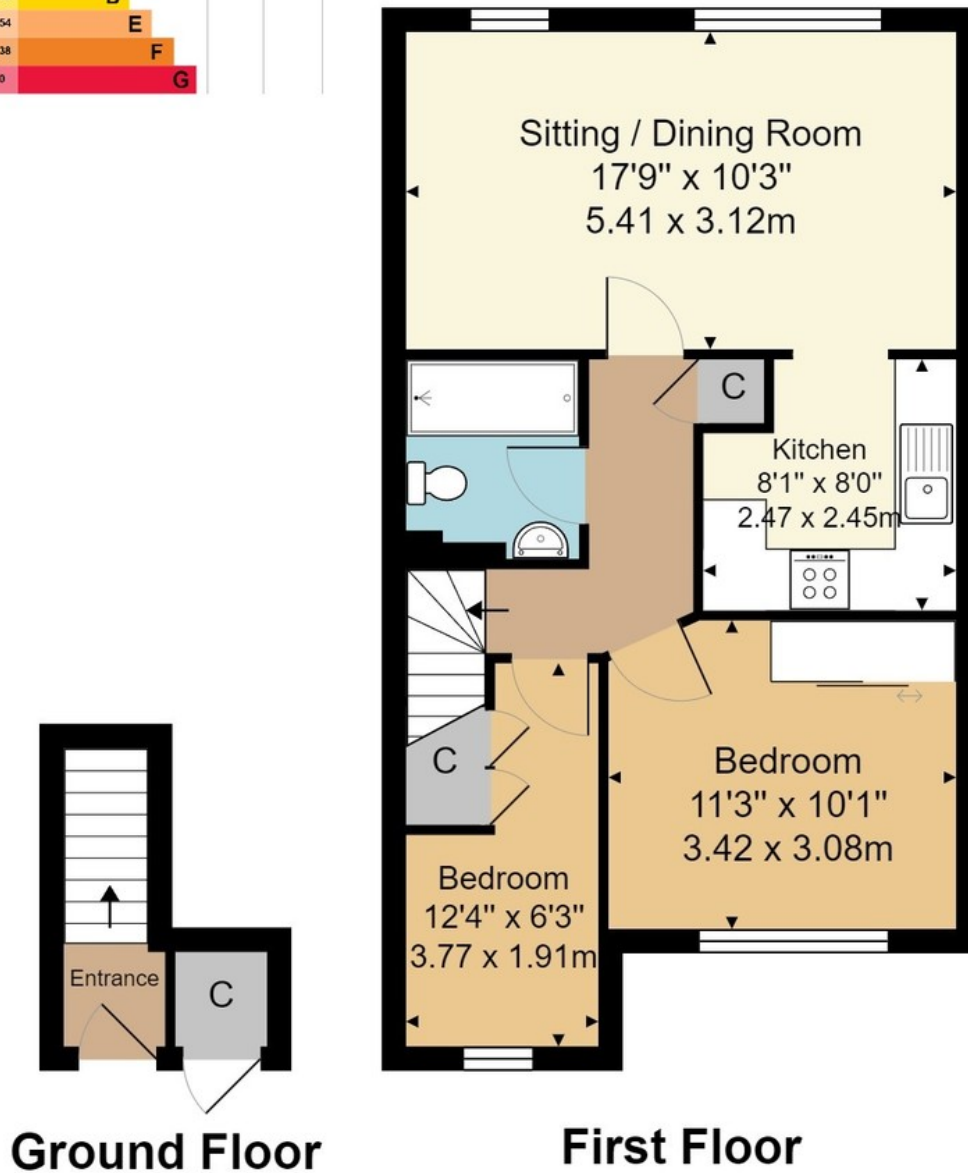
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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 575 ft<sup>2</sup> ... 53.4 m<sup>2</sup>

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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Heathfield 01435 862211  
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