



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Grade II Listed Flat
- 2 Bedrooms + 2 Bathrooms
- Dual Aspect Sitting/Dining Room
- Modern Kitchen & Home Office
- On Street Parking
- Energy Efficiency Rating: Exempt

High Street, Rotherfield

Offers In Region of: £310,000

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The Courtyard Flat, 6b High Street, Rotherfield, Crowborough, TN6 3LL

Step into the historic charm of this two bedroom Grade II listed first floor flat set in the heart of Rotherfield village's high street. Boasting a large dual aspect sitting/dining room with beamed ceilings, this property won a heritage award for its 2015 restoration. The main bedroom features an en-suite shower room, with a home office overlooking the high street. The modern kitchen offers convenience and style, blending historic features with contemporary comforts. Externally is a small courtyard and on street parking within the village. Don't miss this opportunity to own a piece of history and make this unique flat your new home. Please note this property is located above a café.

ENTRANCE:

Carpeted stairs and high level window rising to first floor landing.

FIRST FLOOR LANDING:

Spacious landing with coat hooks, plenty of space for boots and shoes, oak flooring and window to side.

WALK IN UTILITY CUPBOARD:

Washer dryer, storage space for household equipment, boiler and window overlooking entrance stairway.

KITCHEN:

Range of high and low level units with worksurfaces over incorporating a one and half bowl stainless steel sink. Appliances include an oven with gas hob and extractor fan above, integrated fridge/freezer and a dishwasher. Centre island with area for breakfast bar seating, oak flooring, radiator and two windows.

SITTING/DINING ROOM:

A dual aspect room providing areas for sofa seating and dining furniture, beamed ceilings, fitted carpet, three radiators, wall lighting, two windows, Juliet balcony to rear and double doors with access into the kitchen.

HOME OFFICE:

Fitted carpet, small radiator and large window overlooking the High Street.

BEDROOM:

Vaulted beamed ceiling, loft hatch, fitted carpet and large window overlooking the High Street.

FAMILY BATHROOM:

Bath with shower over and additional shower attachment, wc, sink set into a vanity unit, column towel rail, wooden floor and a window.

A door leads off into an internal corridor with coat hooks to:

BEDROOM:

Fireplace with painted brick work surround, beamed walling, radiator, fitted carpet, window with seat overlooking the High Street and door into:

EN SUITE SHOWER ROOM:

Cubicle with rainfall shower, wc, pedestal wash hand basin, wall mounted column towel rail, wooden flooring, tiled walling and a skylight window.



LOFT AREAS:

There are two significant loft areas currently used for storage but with potential for multiple uses subject to the usual planning permissions.

The loft area over the sitting/dining room has a pull down ladder for access, it is boarded and has light and power points. It is dual aspect with a heritage velux window and casement window.

The second loft is over the two bedrooms and is accessed via a pull ladder in the first bedroom. It is also boarded and has lighting and a single window.

OUTSIDE:

Paved courtyard suited for small garden table and chairs.

SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby.

COUNCIL TAX BAND:

B

TENURE:

Leasehold

Lease - New 125 year lease from point of sale

Service Charge - currently £1500.00 per annum to include buildings insurance

Ground Rent - £nil

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

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Rights and Easements - The flat has right of way over the pathway and patio to access the front door





Approx. Gross Internal Area 1297 ft² ... 120.5 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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