



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 1<sup>st</sup> Floor Retirement Flat
- Over 55s
- 2 Bedrooms
- Sitting/Dining Room
- Shared Parking (FCFS)
- Energy Efficiency Rating: C

**St Johns Road, Crowborough**

**£160,000**

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

## 8 Brincliffe, St. Johns Road, Crowborough, TN6 1RW

This first floor retirement flat offers an excellent opportunity for those over 55 seeking a comfortable and convenient home. The property benefits from a long lease, providing added peace of mind, and is offered chain-free. Located close to the town centre, it provides good access to shops, amenities, and services. The property features well-maintained communal gardens, creating a pleasant outdoor space and includes shared parking for residents and visitors on a first-come, first-served basis. The flat is accessed via stairs or a stairlift, leading to the first floor. Inside, the layout includes a good-sized sitting/dining room at the rear of the property. An archway connects the living area to the kitchen, which includes some essential appliances. Both bedrooms are positioned at the front of the flat and are served by a practical shower room, equipped with a walk-in shower and non-slip flooring for added safety. This home is ideal for those looking to downsize to a manageable property designed with retirement living in mind. Its thoughtful features and convenient location make it a great option for a relaxed and accessible lifestyle.

### OUTSIDE FRONT:

Good size outside storage cupboard housing gas/electric meters along with an area for bin storage. Intercom entry system and door opening into:

### ENTRANCE HALL:

Coats hanging area, wall mounted electric consumer unit and stairs to first floor.

### FIRST FLOOR LANDING:

Intercom entry system control, loft hatch and fitted carpet.

### SITTING/DINING ROOM:

A bright and airy room with plenty of space for sofa and dining furniture, fitted carpet, radiator and window with fitted blind to the rear.

### KITCHEN:

Traditional style kitchen fitted with a range of high and low level units with roll top worksurface incorporating a sink/drain. Appliances include a fan assisted oven and grill with 4-ring electric hob and extractor fan above, a tall fridge/freezer and washing machine. Area of floating shelving, wall mounted Vaillant boiler, radiator, part tiled walling, vinyl flooring and window to side with fitted blind.

### MAIN BEDROOM:

Fitted carpet, radiator and window to front with fitted blind.



**BEDROOM:**

Currently used as an office with fitted carpet, area of floating shelving and over stairs storage cupboard and window to front with fitted blind.

**SHOWER ROOM:**

Walk-in enclosure with wall mounted shower, additional handheld shower attachment, fitted seat and non slip flooring. Low level wc, pedestal wash hand basin with mirror above, mirror fronted medicine cabinet, non slip flooring and extractor fan.

**OUTSIDE:**

Use of well tended communal gardens being principally laid to lawn with raised flower bed borders and shared first come first serve parking for residents and visitors.

**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. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, and a thriving arts culture.

**TENURE:**

Leasehold

Lease - 150 years from 18.3.2013

Service Charge - currently £816 per annum

Ground Rent - currently £100 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:**

B

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 c    | 77 c      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Ground Floor**

**First Floor**

**Approx. Gross Internal Area 574 ft<sup>2</sup> ... 53.3 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  
 Crowborough 01892 665666  
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 Letting & Management 01892 528888  
 Associate London Office 02070 791568

