



40 Hornshurst Road
Crowborough, TN6 3ND
Asking Price £280,000

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Banfield Estate Agents are delighted to offer to the market this well presented and well proportioned one bedroom ground floor maisonette, located in the highly desired village of Rotherfield. Living accommodation comprises a lounge, dining room, separate kitchen, bathroom and master bedroom. The property also benefits from its own, private, garden which has been beautifully landscaped. An ideal opportunity for first time buyers, downsizers and investors. Early viewing is highly recommended to avoid disappointment!

Entrance

There is a pathway leading up to the property, with a secure gated access, beyond which you will find yourself in the landscaped garden with a double glazed front door on the side of the property, Leading to:-

Hallway

Upon entering the property you are welcomed into the nice size hallway which is at the centre of the property and boasts stylish yet practical Karndean flooring. Solid wood latch door to useful under stairs storage cupboard. Radiator. Archway to:-

Kitchen

The Karndean flooring continues through into the kitchen, where you will find a range of matching cream shaker style wall and base units which line the perimeter of the room with smart granite effect laminate worktops. A UPVC double glazed window to the rear with a contemporary stainless steel round sink and drainer, beneath. Neff four ring gas hob with Neff stainless steel extractor above and matching Neff oven below. Integrated Hotpoint washing machine and integrated 60/40 fridge/freezer. There is also space and plumbing for a dishwasher, if desired. Archway to:-

Dining Room

This spacious reception room is currently utilised as a dining room but is incredibly versatile. There is ample space for living/ dining furniture as well as mirror fronted built in storage to the rear. Radiator. Bi-fold doors lead to:-

Conservatory/ Living Room

A fantastic addition by the current owner, this room works exceptionally well as a living space and is flooded with natural light. Ample space for living room furniture. Two radiators. Fully fitted blinds. Bi-fold doors lead straight out onto the garden, creating a wonderful area to relax.

Bedroom

A generous and well presented double bedroom, allowing plenty of space for bedroom furniture. Large UPVC double glazed window to the front with radiator below.

Bathroom

Benefitting from natural light owing to the opaque UPVC double glazed window to the side, the part tiled bathroom comprises of a panel bath with Victorian style taps and a wall mounted power shower. Push handle flush toilet and pedestal sink with chrome taps. Radiator.

Rear Garden

Externally the property boasts its own private garden which has been lovingly landscaped. It features an Indian sandstone patio which is ideal for outside dining or entertaining. Steps rise up from the patio to an area of lawn with mature planting around the perimeter and a summer house. Oak sleepers either side of the steps form flower beds planted with delightful Japanese box bushes. The garden also benefits from a shed with power points, providing useful storage and space to hide the bins! Outside power sockets. Outside tap. Secure gate access leading out to the front of the property.

Additional Information

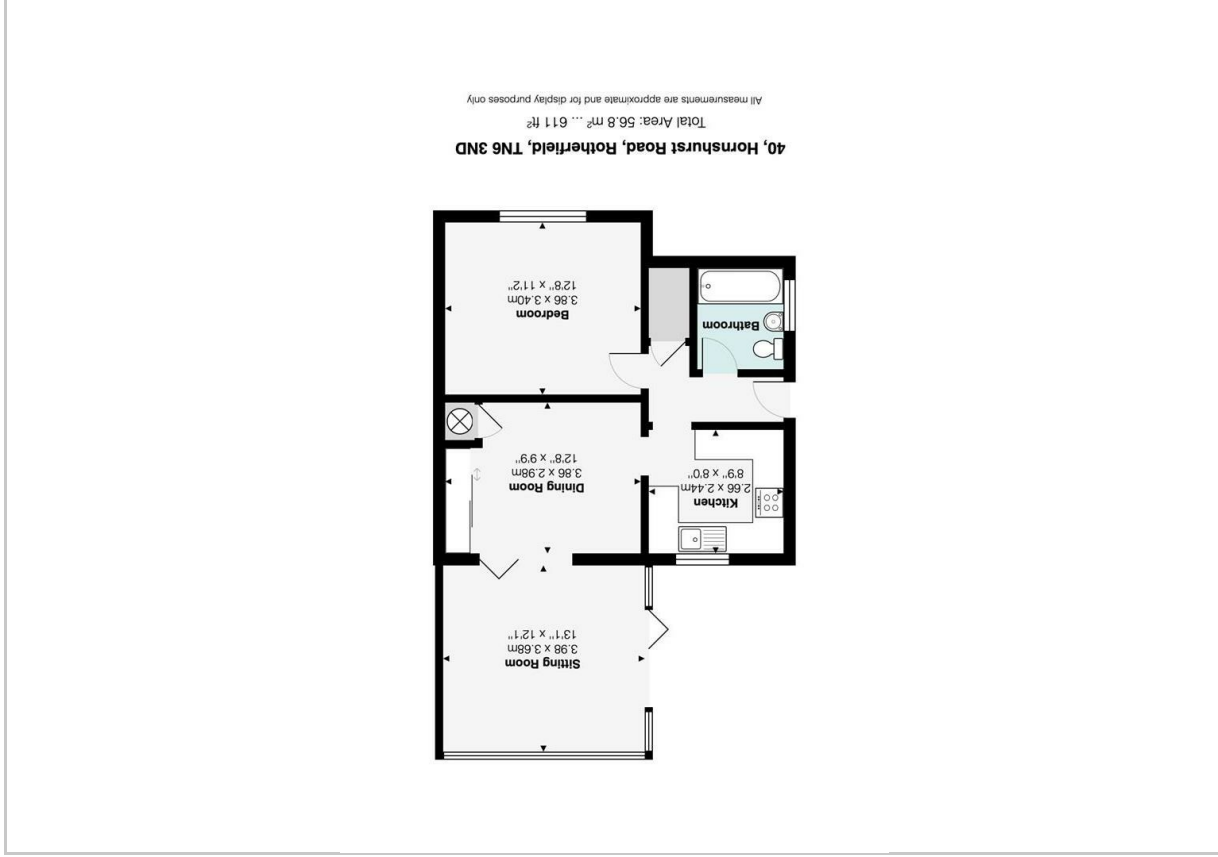
Lease: 110 years remaining.

Maintenance Charge, Ground Rent and Buildings Insurance totals less than £80 per year!!

Wealden District Council. Council Tax Band A.



Floor Plan



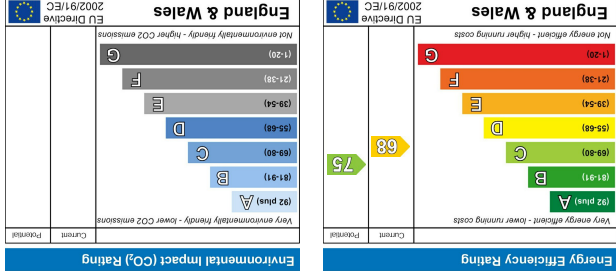
Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

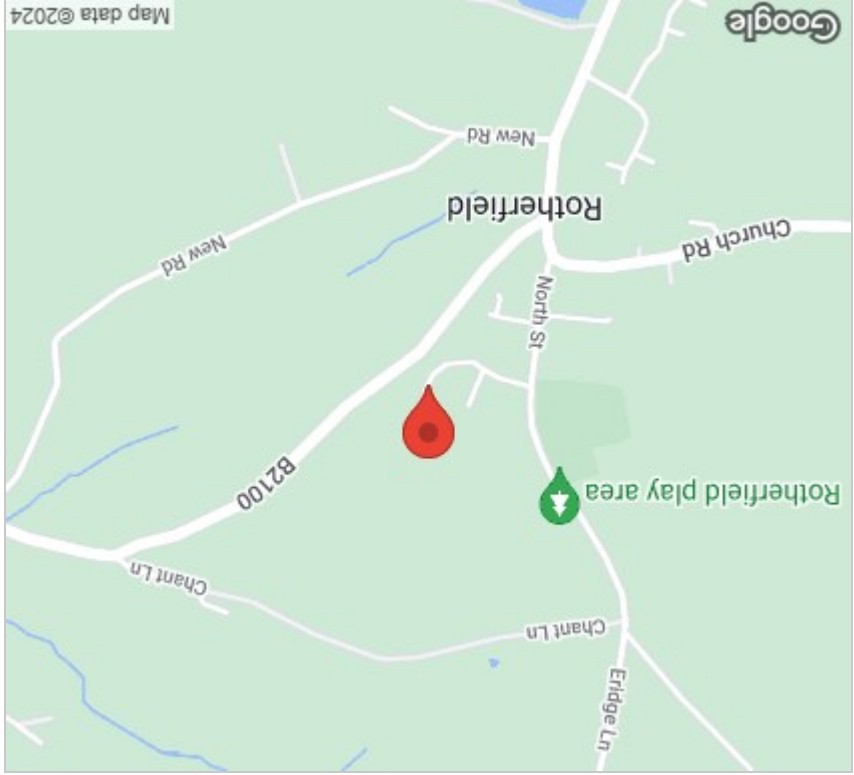
01892 653333

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Energy Efficiency Graph



Area Map



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