



30 Ashlands Hilders Farm Close

Crowborough, TN6 2XJ

£225,000



Presenting a meticulously maintained two-bedroom top floor apartment with a garage, situated within the sought-after confines of a well-managed block. This residence boasts an enviable location, offering easy access to a local primary school and Crowborough railway station. With vacant possession available, this generously proportioned property promises comfort and convenience.

Upon entry, a communal entrance, equipped with a security intercom system, sets the tone for security and peace of mind. Stepping into the apartment, you're greeted by a spacious entrance hall that leads you to a stunning double aspect lounge/dining room. Adorned with patio doors that open onto a private enclosed balcony, this space offers serene views across the lush gardens and grounds, perfect for unwinding or entertaining.

The apartment features two well-appointed bedrooms, providing ample space for rest and relaxation. A modern kitchen which caters to culinary enthusiasts with its functionality and style. Completing the layout is a fully tiled bathroom, offering both comfort and convenience.

Outside, the development is enveloped by expansive communal gardens and grounds, predominantly laid to lawn. A pathway guides you to the communal entrance, while a single garage, situated in a nearby block with an up-and-over door, provides secure parking. Additionally, ample on and off-street parking ensures convenience for residents and guests alike.

Location:

Nestled within the esteemed Montargis development, Ashlands enjoys a prime position midway between Crowborough's town center and railway station. Crowborough itself offers an array of shopping facilities, including supermarkets, boutique shops, and dining establishments. Families will appreciate the proximity to reputable schooling options, with Whitehill Infant School within walking distance and Beacon Community College nearby.

For leisure and recreation, Crowborough Leisure Centre and two golf courses cater to active lifestyles. Nature enthusiasts will relish the proximity to the Ashdown Forest, spanning 6,000 acres and offering a plethora of outdoor activities and scenic walks. Royal Tunbridge Wells, renowned for its theaters, shopping, and leisure complex, lies a short drive away, while the coastal towns of Eastbourne and Brighton are within easy reach by road.

Ideal for various lifestyles, whether as a buy-to-let investment, a first-time buyer's dream, a spacious upgrade, downsizing haven, or a lock-and-leave second home, this property presents a versatile opportunity to experience the best of Crowborough living.

Additional Information:-

Lease - 150-year lease commenced on 25 December 1981. The property is leasehold with right to manage.

Management charge is £375.00 per quarter

Ground round rent is £25.00 per quarter plus £2.90 statutory notice fee per quarter.#



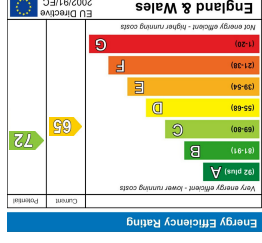


Floor Plan

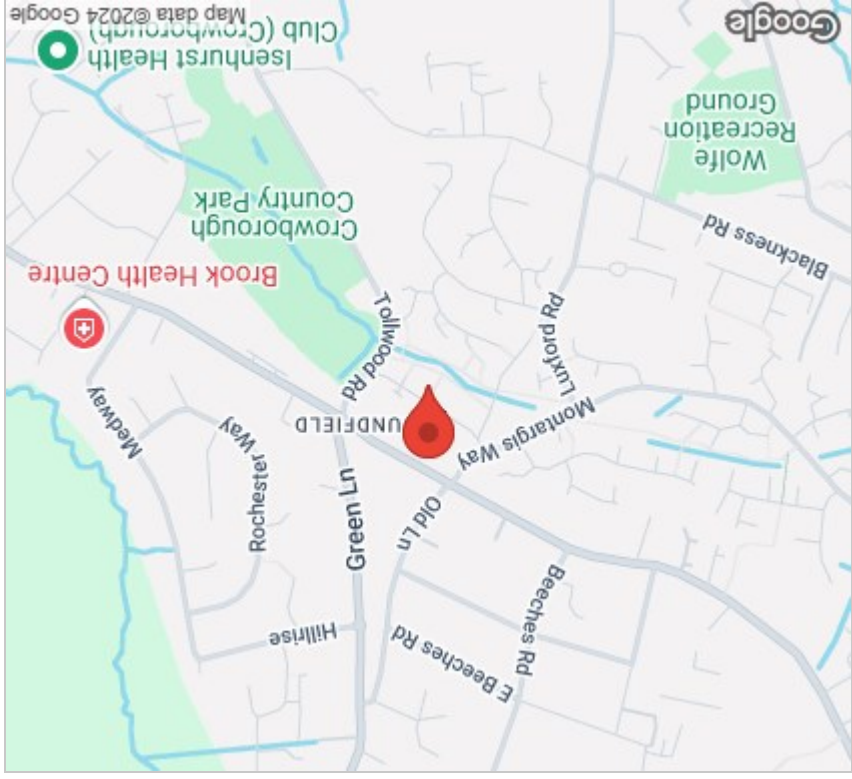


Viewing

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.



Energy Efficiency Graph



Area Map

01892 653333

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