



15 The Meadows Graycoats Drive  
Crowborough, TN6 2JU  
£230,000

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Step into this retirement ground floor apartment through the communal entrance, where a spacious hallway welcomes you with open arms, boasting not one, but two generously-sized built-in storage cupboards, perfect for stowing away coats and boots with ease.

Follow the hallway's flow into the luminous lounge, bathed in natural light streaming through its expansive window, creating an inviting space that beckons relaxation. Adjacent lies the galley-style kitchen, offering delightful views of the communal gardens, a verdant oasis that beckons serenity and tranquility.

Across the hallway, discover the sanctuary of the main bedroom, complete with its own built-in wardrobes for effortless organization, alongside the cozy single bedroom. Tucked away discreetly is the main bathroom, a private retreat for relaxation.

Outside, the communal garden unfolds as a sun-drenched sanctuary, an idyllic haven for basking in the warmth and enjoying precious moments with loved ones amidst nature's embrace.

Designed for those aged 60 years and above, this development ensures peace of mind with the presence of a part-time warden and 24-hour monitored pull cords, providing reassurance and support when needed.

Situated off the picturesque Crowborough Hill, Graycoats Drive offers convenient access to the bustling High Street, where an array of amenities await.

Crowborough boasts a plethora of excellent sporting facilities, including the renowned Crowborough Leisure Centre, two esteemed golf courses, and even a thrilling dry ski slope. Commuting is a breeze with mainline rail services to London available in approximately one hour from the nearby Jarvis Brook or Eridge stations, both less than a 10-minute drive away.

Nature enthusiasts will delight in the proximity of the breathtaking 6,000-acre Ashdown Forest, immortalized in the pages of 'Winnie the Pooh' books, offering endless opportunities for scenic walks and bridle paths

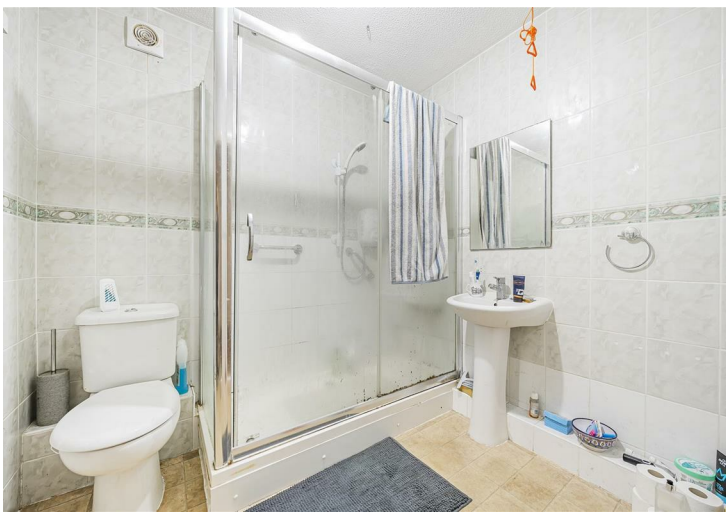
For those seeking urban excitement, the Royal Spa town of Tunbridge Wells beckons with its vibrant theaters, eclectic shopping scene, and leisure complexes, all just a short drive away, approximately 8 miles or a mere 15-minute journey.

Additional Information:

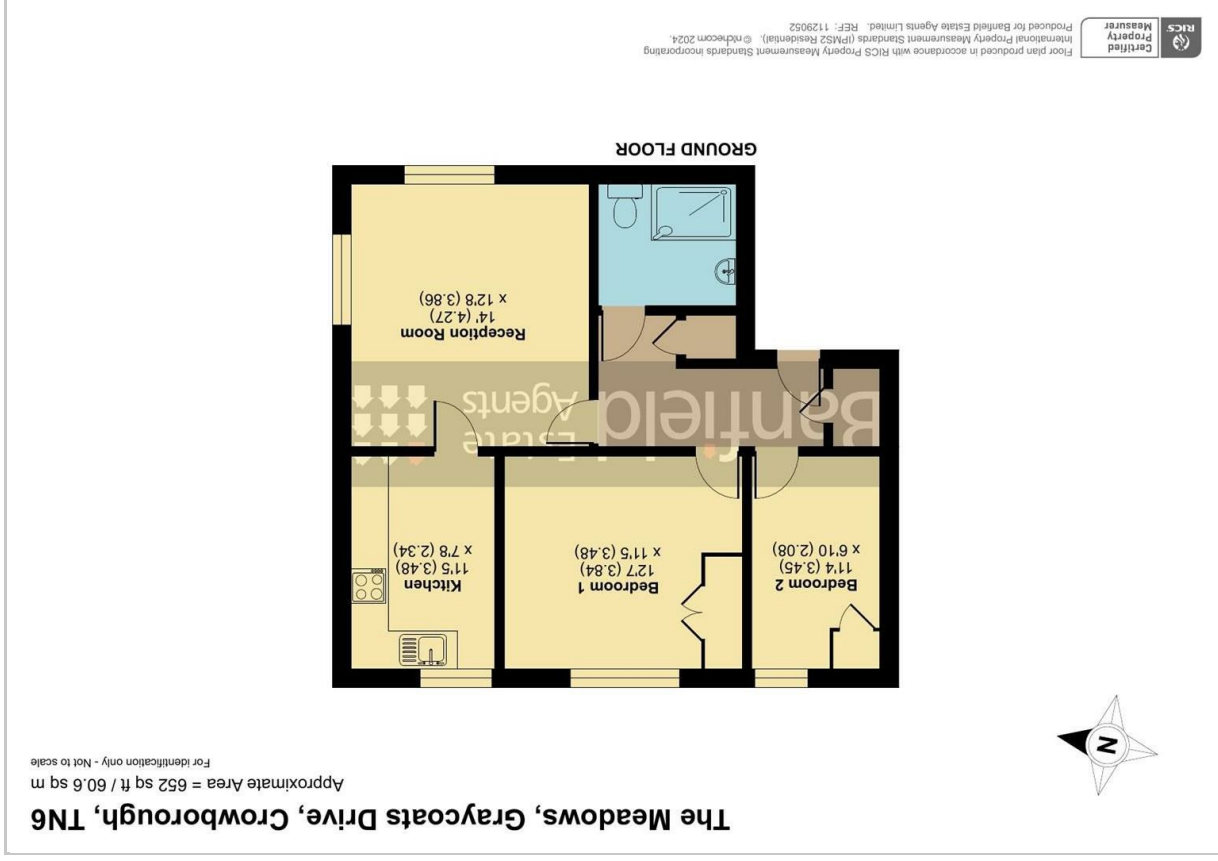
Service Charge: £3,200 per year

Lease: 87 years





## Floor Plan



## Viewing

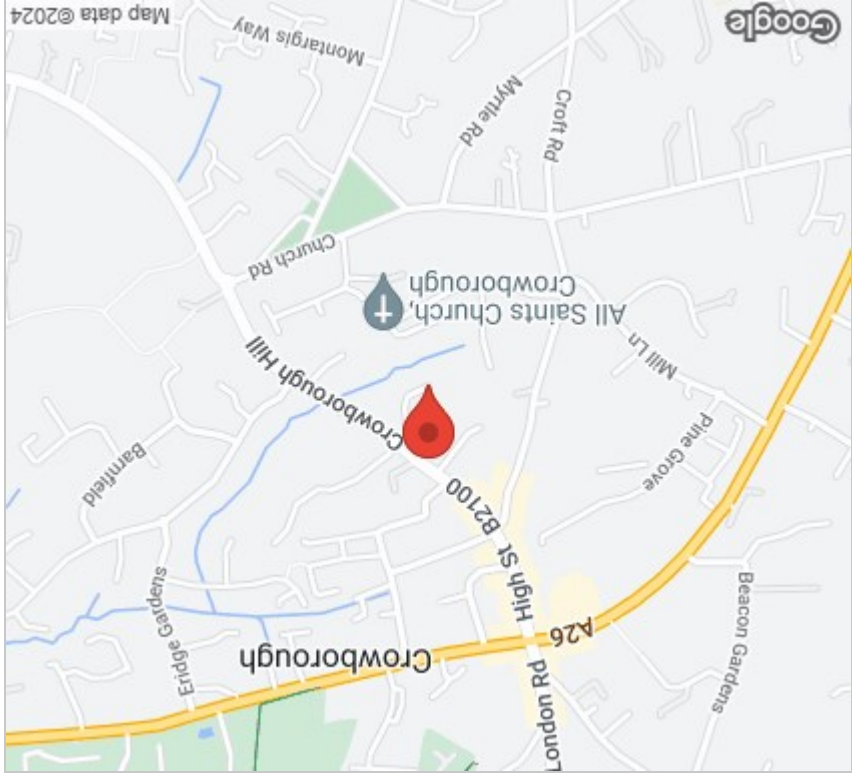
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if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |   |
|---|---|
| Current                                     | Potential                                   |
| <b>A</b> (72 plus)                          | <b>A</b> (72 plus)                          |
| <b>B</b> (81-91)                            | <b>B</b> (81-91)                            |
| <b>C</b> (82-92)                            | <b>C</b> (82-92)                            |
| <b>D</b> (83-93)                            | <b>D</b> (83-93)                            |
| <b>E</b> (84-94)                            | <b>E</b> (84-94)                            |
| <b>F</b> (85-95)                            | <b>F</b> (85-95)                            |
| <b>G</b> (86-100)                           | <b>G</b> (86-100)                           |
| Very energy efficient - lower running costs | Very energy efficient - lower running costs |
| 77  | 73  |

EU Directive 2002/91/EC  
England & Wales  
Not energy efficient - higher running costs

## Energy Efficiency Graph



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