







6 Nevill Close Beacon Road  
Crowborough, TN6 1UW  
Asking Price £175,000

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Banfield Estate Agents are delighted to present to the market this well presented, two bedroom retirement bungalow in the sought after Neville Close development. The accommodation comprises of a spacious reception room, fully fitted kitchen, two bedrooms benefitting from built in wardrobes and bathroom. Externally the property benefits from a pretty but low maintenance rear garden. Properties in this development don't come up very often so early viewing is highly recommended to avoid disappointment!

The property will be sold for 70% of its value. Over 55's only. Please call the office to see if you qualify to purchase this property.

### **Entrance**

Pathway, step up to front door with hand rail. Opaque glazed panel front door opening into:-

### **Hallway**

A nice size hallway, benefitting from an airing cupboard housing the hot water cylinder with useful slatted shelving. An additional storage cupboard with shelving and hanging rail and wall mounted gas fired 'Glowworm' boiler. Loft hatch to roof void. Emergency pull cord system. Radiator. Doors to:-

### **Living/ Dining Room**

A spacious reception room with double glazed sliding doors at one end opening out to the garden. Feature electric fire and surround create a focal point to the room. Two radiators. Emergency pull cord. Door to:-

### **Kitchen**

A range of wood effect wall and base units line the perimeter of the kitchen with laminate worktop and tiled splashback. Stainless steel sink and drainer with window above overlooking the garden. Space for cooker, space for fridge/ freezer and space and plumbing for washing machine. Additional built in storage cupboard. Emergency pull cord. Radiator. Vinyl flooring.

### **Bedroom One**

Double glazed window to the rear with views over the garden, radiator below. Built in wardrobe with shelf and hanging rail. Emergency pull cord.

### **Bedroom Two**

Double glazed bay window to the front with radiator beneath. Built in wardrobe with shelf and hanging rail.

### **Bathroom**

Spacious part tiled bathroom, comprising of 'P' shaped bath with shower screen and wall mounted 'Aqualisa Quartz' shower over. Pedestal sink, light with shaver socket above. Push button flush toilet. Two heated towel rails Emergency pull cord. Vinyl flooring.

### **Rear Garden**

Step down from patio doors to an area of patio, predominantly laid to lawn. Shed. Hedging to the rear boundary with picket gate.

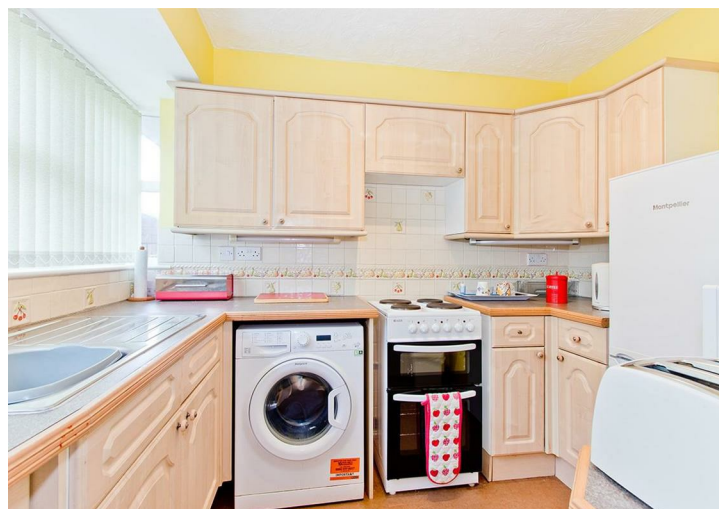
### **Property Information**

Wealden District Council. Council Tax Band B.

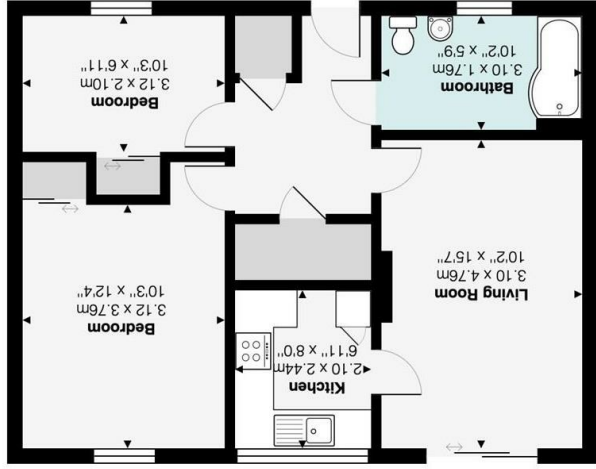
Lease: We are advised the lease will reset to 99 years for the new resident.

Maintenance charge: £173 per month.





## Floor Plan



**6, Nevill Close, Beacon Road, Crowborough, TN6 1UW**  
 Total Area: 57.7 m<sup>2</sup> ... 621 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

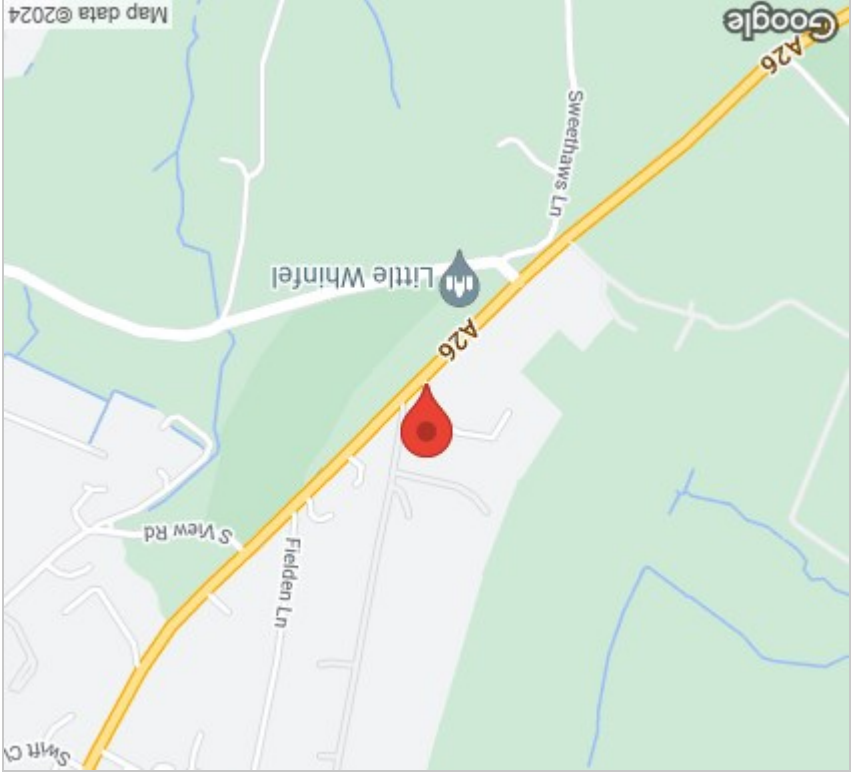
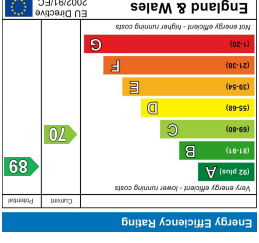
if you wish to arrange a viewing appointment for this property or require further information.

# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE

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## Energy Efficiency Graph



## Area Map

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.