



Flat 6 Clockhouse Court Beacon Road

Crowborough, TN6 1AF

Price Guide £170,000



LEASE RENEWED - 99 YEARS FROM SEPTEMBER 2025

Central Convenience, Modern Comfort – A Smart Move for Every Stage of Life

Whether you're taking your first exciting step onto the property ladder, looking to downsize to something manageable and modern, or seeking a hassle-free investment in a thriving rental market, this stylish one-bedroom apartment ticks every box.

Tucked away just moments from the heart of Crowborough, this well-presented top floor apartment enjoys a prime position in a sought-after modern development with the added bonus of allocated residents and visitors' parking -a rare gem so close to the town centre.

Step inside and discover a warm, welcoming home. The layout is practical yet spacious, with a generous entrance hall, a good size double bedroom and a bright, well-proportioned sitting room—ideal for quiet nights in or casual entertaining. The separate kitchen comes fitted with a built-in oven and hob, while the modern white bathroom suite offers a fresh and calming space to unwind.

Set within Clockhouse Court, a well-managed block with landscaped communal gardens to both the front and rear, this property blends peaceful living with everyday convenience. Stroll into town for your morning coffee or browse the independent shops and essential services that Crowborough has to offer - all quite literally on your doorstep.

For commuters, you're perfectly placed, with mainline services from nearby Jarvis Brook and Eridge stations offering connections to London in around an hour. Prefer to stay local? Enjoy the area's exceptional leisure facilities, from two golf courses and a dry ski slope to scenic walks across the magical Ashdown Forest, home to Winnie the Pooh's Hundred Acre Wood.

Already proving a successful long-term rental, this apartment has been a reliable source of income for its current owners, making it an attractive choice for investors seeking a strong yield in a high-demand area.

With a secure entryphone system (linked to your mobile for added convenience), well-maintained communal areas, and a location that's as practical as it is desirable, this apartment offers low-maintenance living without compromise.

At a glance:

Modern 1-bedroom top floor apartment

Allocated parking plus visitor bays

Walking distance to Crowborough town centre

Excellent transport links to London

Long-standing rental history

Ideal for first-time buyers, downsizers or investors

Communal gardens front and rear

Council Tax Band: B

Maintenance Charge - £626.87 per annum

Ground Rent - £131 per annum

Lease - 99 years from September 2025

A central spot with charm, security and lifestyle on tap – this is Crowborough living made easy.

Ready to take the next step? Get in touch to arrange a viewing today.

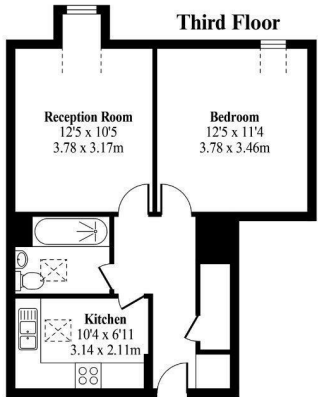




Floor Plan

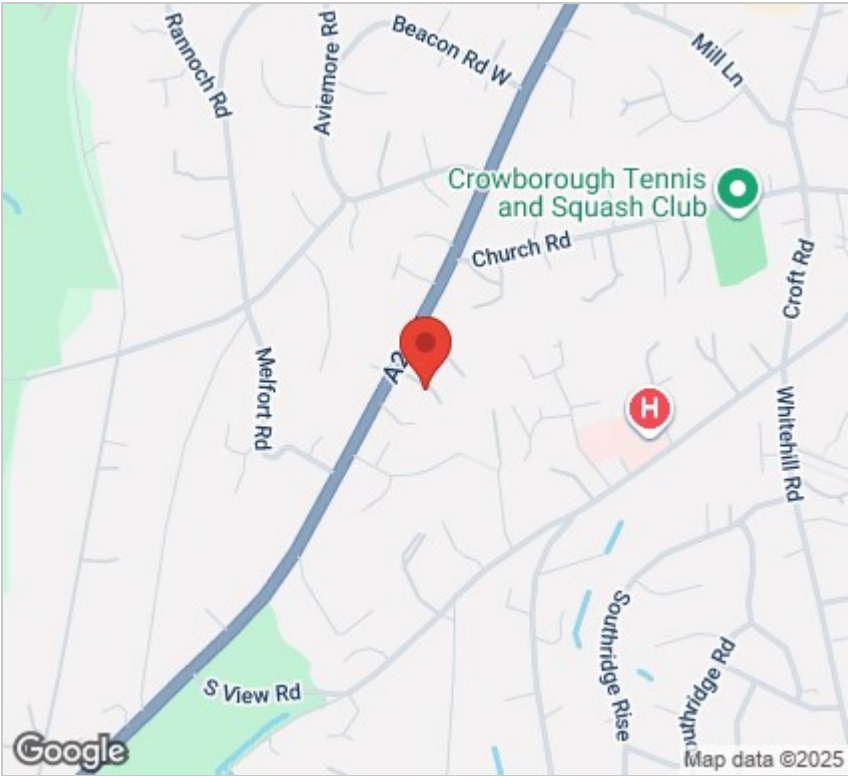
Flat 6, Clockhouse Court, Crowborough, TN6

Gross internal floor area (approx):
47.06 sq m / 507 sq ft

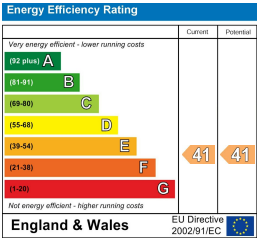


FLOOR PLAN PRODUCED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT 2ND EDITION, ASSEMBLED FOR BANFIELD ESTATE AGENTS LTD., © NARAIC.CO.UK 2025

Area Map



Energy Efficiency Graph



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.

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