



Flat 2 Ranelly Crowborough Hill

Crowborough, TN6 2DB

By Auction £155,000





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000

Lease - 990 Years Remaining | Share Of Freehold | Maintenance Charge - £133 PCM

Set within an elegant Edwardian building, this characterful one-bedroom ground floor flat offers a wonderful blend of period charm and modern versatility. High ceilings, generous windows, and original features create a warm and inviting atmosphere throughout.

The main living space includes a bright lounge, a kitchen, a double bedroom, and a bathroom. A notable feature is the converted basement, providing valuable additional space—perfect as a home office, studio, hobby room, or for extra storage.

Residents also enjoy access to a communal garden, offering a peaceful outdoor retreat ideal for relaxing or enjoying time in the sunshine.

Further benefits include an allocated parking space, adding convenience in this sought-after location.

With its combination of charm, practicality, and flexible living, this unique home is well suited to first-time buyers, downsizers, or investors seeking a property with character and appeal.

Auctioneers Additional Comments  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.  
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.  
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.  
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









# Ranely, Crowborough Hill, Crowborough, TN6

Approximate Area = 527 sq ft / 48.9 sq m  
For identification only - Not to scale

The floor plan consists of three main sections:

- LOWER GROUND FLOOR:** A large rectangular room labeled "Basement" with dimensions 13'9" (4.20) x 10'4" (3.15). It includes a staircase labeled "Up".
- GROUND FLOOR:** The central section containing:
  - A "Bedroom" at the top right, measuring 10'10" (3.30) x 8' (2.45), with a "Down" staircase.
  - A "Kitchen" below the bedroom, measuring 13'5" (4.09) to bay x 6'7" (2.00), with an "Up" staircase.
  - A "Reception Room" at the bottom, measuring 13'2" (4.01) x 6'9" (2.06) to bay.
- MEZZANINE:** A small rectangular area on the right side, labeled "Mezzanine" with dimensions 6'9" (2.07) x 4'6" (1.36), featuring a "Down" staircase.

A north arrow is located in the top left corner. A watermark "Banfield Estate Agents" is visible across the center. A logo with five house icons is on the right. The RICS Certified Property Measurer logo is in the bottom left corner.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.  
Produced for Banfield Estate Agents Limited. REF: 1106604

## A map of the Brook Health Centre area in Crowborough. The map shows several roads: E Beeches Rd, W Beeches Rd, Hillrise, Green Ln, Rochester Way, POUNDFIELD, Montargis Way, Luxford Rd, and Crowborough Way. A red pin marks the location of Brook Health Centre. Other features include Crowborough Country Park, Jarvis Brook, and Crowborough. The map is credited to Google, with data from 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		60	76
Not energy efficient - higher running costs EU Directive 2002/91/EC			

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.

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.

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