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 **KMJProperty**  
Your local independent Estate Agent

# Farningham Road, Crowborough, TN6 2JP

Offers In Region Of £220,000

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This modern, recently converted ground floor apartment offers modern living with a convenient location.

With its own private entrance, the property welcomes you into a generously sized open-plan living, dining, and kitchen area—ideal for both relaxing and entertaining.

There are 2 double bedrooms, one offers an en-suite bathroom and the other offers an en-suite W.C. and wash basin. At the rear, you'll find your own private courtyard garden, perfect for outdoor dining or enjoying peaceful moments in the open air.

This property is being offered as end of chain, ensuring a smooth and hassle-free purchase.

Conveniently situated in Crowborough, the property enjoys close proximity to local amenities, including shops, cafes, and schools. Crowborough train station, offering direct links to London, is just a short distance away, making it ideal for commuters. The location also benefits from nearby green spaces, including the scenic Ashdown Forest, perfect for outdoor activities and relaxation.

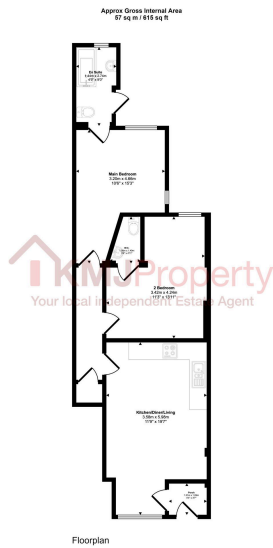
Term of Lease: 999 years

Ground rent: 1 peppercorn per annum

Service charge: 50% of the total cost of repairing and maintaining the structural and external parts of the building and any common parts

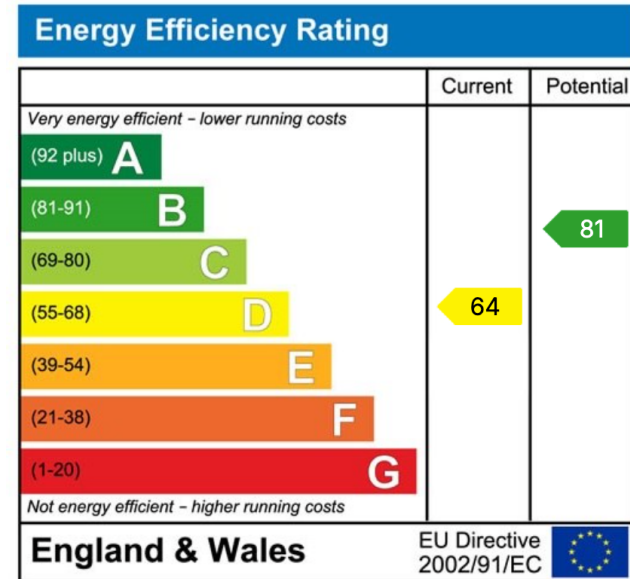
\*Share of freehold: To be allocated to each of the leaseholders on the sale of whichever of the two flats is the last to be sold





The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representative only and may not look like the real items. Made with Made Simple 360.

- 2 Bedrooms
- \*Share of Freehold
- Private Garden
- Recently Converted
- EPC - D
- Opposite Jarvis Brook Station
- Private Entrance
- En-suite to Main bedroom
- NO CHAIN
- Council Tax Band - B



BRITISH  
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AWARDS  
2023  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN CROWBOROUGH

☎ 01892 515188  
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