



£875 p/month

Blackness Road, Crowborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Blackness Road, Crowborough, TN6 2LT

Available immediately, this first floor studio flat has been newly refurbished, recarpeted and redecorated and features a lovely new kitchen with oven, hob and fridge plus space and plumbing for a washing machine. The bathroom has been updated and the dual aspect living / bedroom has a brand new electric storage heater. There is an airing cupboard with immersion heater and the large bay window brings in plenty of natural light. A small cupboard in the hallway has space for coats and shoes.

The communal entrance is shared with just one other flat and the residents take it in turns to keep this area clean and tidy. To the rear of the building is an allocated parking space and there is an additional, visitor's space to the front, as well as plenty of on road parking.

Crowborough's bustling High Street is about a mile away, offering a wide choice of shops, bars, cafes, takeaways and restaurants. There are Tesco, Waitrose and Lidl supermarkets, plus a range of doctors, dentists and the usual local amenities.

No smokers / vapers or pets.





Belvedere, Blackness Road, Crowborough, TN6

Approximate Area = 262 sq ft / 24.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © valuations 2025. Produced for Lundy-Lester Ltd. REF: 1363021



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



01798 817257

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy-lester@kwuk.com

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.