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Peter Oliver



London Road, Crowborough, TN6 2TR

- ▼ Two Bed Maissonette
- ▼ Over Two Floors
- ▼ Central to Town
- ▼ Kitchen/Diner
- ▼ Off Road Parking
- ▼ Spacious Lounge



## EPC RATING

Current:  
76 | c

Potential:  
76 | c

## GUIDE PRICE

£250,000 - £275,000



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Guide Price £250,000 - £275,000. Located within a stones throw of the Crowborough High Street is this well presented 2 bedroom split level maisonette. It's not often you have this amount of space and character in such a convenient position. The property is fantastic as the current owner has kept it well maintained and modernised throughout. Your own front door with stairs, leads up to the first floor entrance hallway, which you enter via a second secured door. Off the hallway is a large bright living room and separate kitchen/diner, ideal for entertaining and has been tastefully decorated. At the end of the hallway is another set of stairs to the second floor. Here you will find two well sized bedrooms, one with velux windows and a well presented light bathroom. The property also benefits from its own allocated parking space located in-front of the entrance to the property itself. This would be an ideal investment flat with its position, space and parking. Could be perfect for a first time buy. It really is one you have to come and see for yourselves

**Peter Oliver**

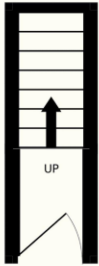
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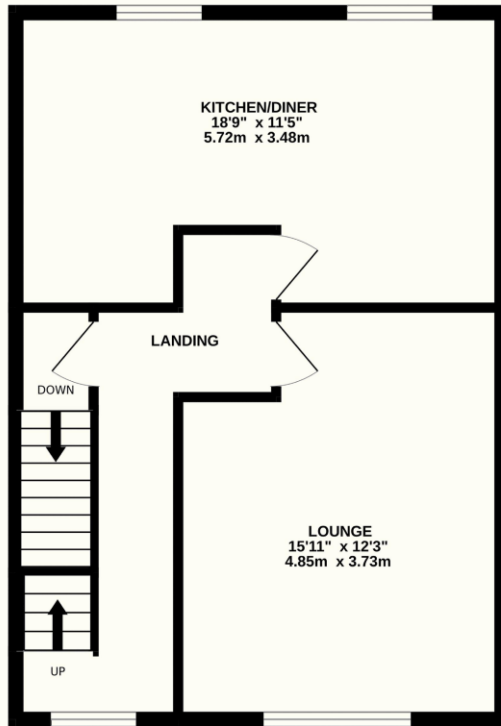




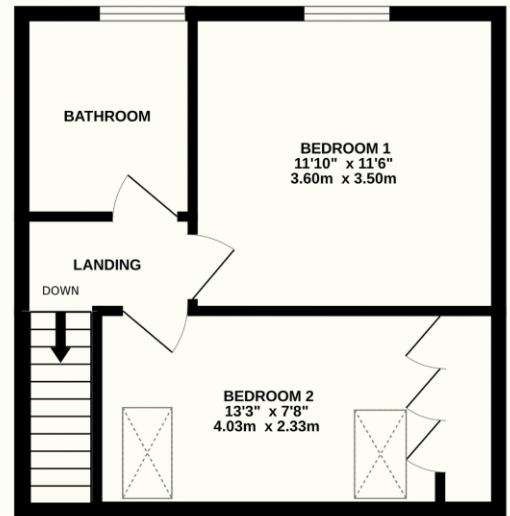
GROUND FLOOR  
28 sq.ft. (2.6 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: LEASEHOLD

ANNUAL SERVICE CHARGE: £840

GROUND RENT:0

COUNCIL TAX BAND: B

LEASE LENGTH: 116

SERVICE CHARGE/RENT REVIEW DATES: TBV

**Details provided by owners and would need to be verified before purchase**

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