



**Connells**

Regent House High Street  
Crowborough



### Property Description

Are you a first time buyer looking to make the exciting step onto the property ladder? This two bedroom apartment located within the most convenient location for Crowborough's shopping facilities.

The accommodation comprises of, Communal stairway into Private Entrance hall with staircase leading up to the landing, Two bedrooms to the left hand side of the apartment with the second bedroom enjoying a fantastic view towards Tunbridge Wells, the first bedroom enjoys an elevated view of the High Street. The Lounge is also a good size while the Kitchen is fully fitted as is the Bathroom.

Crowborough town centre offers bus services into Tunbridge Wells and Brighton. There is an array of independent and chain shops and restaurants as well as public house. The high street is close to local primary and secondary schools and Goldsmiths recreation ground with leisure centre, running track, football pitches, children's park and skate and bike tracks.



The mainline train station is approximately 1.5 miles away and offers a regular service into London Bridge.

## Entrance Hall

## Lounge

13' 10" x 12' 11" ( 4.22m x 3.94m )

## Kitchen

11' 5" x 6' 9" ( 3.48m x 2.06m )

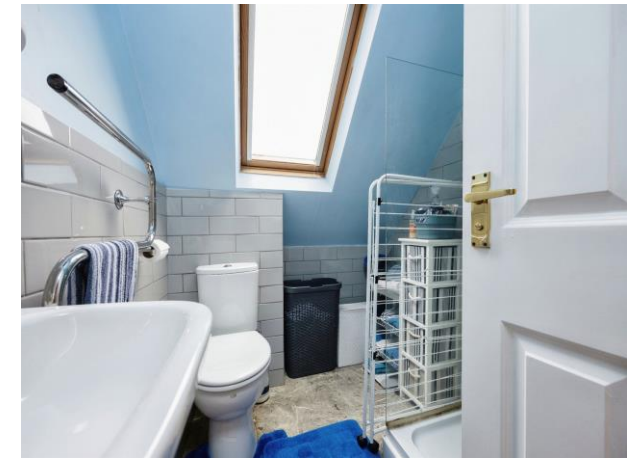
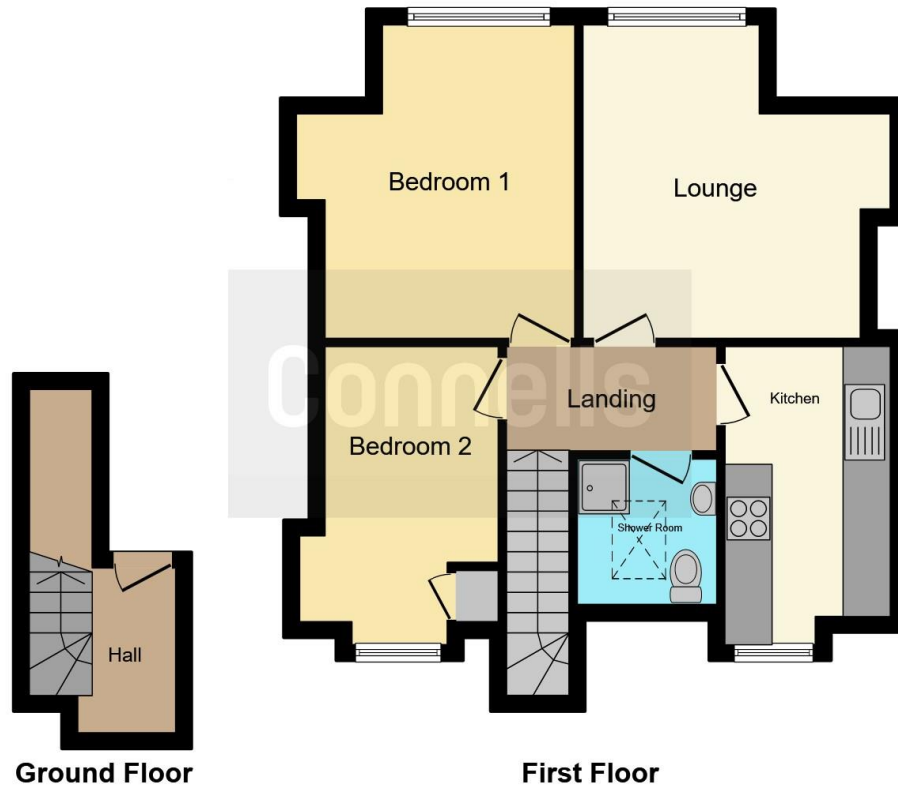
## Bedroom One

11' 6" x 7' ( 3.51m x 2.13m )

## Bedroom Two

13' 8" x 10' 4" ( 4.17m x 3.15m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: F**

**view this property online [connells.co.uk/Property/TWL405589](http://connells.co.uk/Property/TWL405589)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Mar 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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