



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Retirement Flat
- One Bedroom
- No Onward Chain
- Sitting/Dining Room
- Residents Parking Area
- Energy Efficiency Rating: C

**Eridge Road, Crowborough**

**£65,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



### 1 Link House, Eridge Road, Crowborough, TN6 2SL

Offered to the market with no chain is this ground floor retirement flat for the over 55s located in the centre of town. The accommodation comprises a communal entrance hall, private entrance hall, bathroom, bedroom, kitchen and a lounge with direct access out to the communal rear garden. Further advantages include double glazed windows, gas central heating and a residents car park on a first come first serve basis.

Security door with access into:

#### **COMMUNAL ENTRANCE HALL:**

Letterboxes, notice board and private door into:

#### **ENTRANCE HALL:**

Wall mounted entry phone system panel, two storage cupboards, wall mounted consumer unit, fitted carpet and radiator.

#### **KITCHEN:**

Range of wall and base units with worktops and tiled splashbacks over, stainless steel sink with mixer tap, spaces for a cooker, washing machine and fridge, wall mounted Worcester Bosch boiler, strip lighting, vinyl flooring and obscured double glazed window to side.



**SITTING/DINING ROOM:**

Radiator, fitted carpet and sliding double glazed patio doors opening to rear patio area and aspect over communal garden.

**BEDROOM:**

Raised wall storage units, heated towel rail, fitted carpet and double glazed window overlooking communal gardens to rear.

**BATHROOM:**

Wood panelled bath with built in Mira integrated shower over and tiled surrounds, low level dual flush wc, pedestal wash hand basin, mirrored cabinet, chrome heated towel rail, vinyl flooring and extractor fan.

**OUTSIDE:**

Shingled drive leading to a first come first serve car parking area.

**SITUATION:**

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**TENURE:**

Leasehold

Lease - 99 Years From 29 September 1984

Service Charge - currently £2,986.23 per annum

Ground Rent - currently £285.00 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

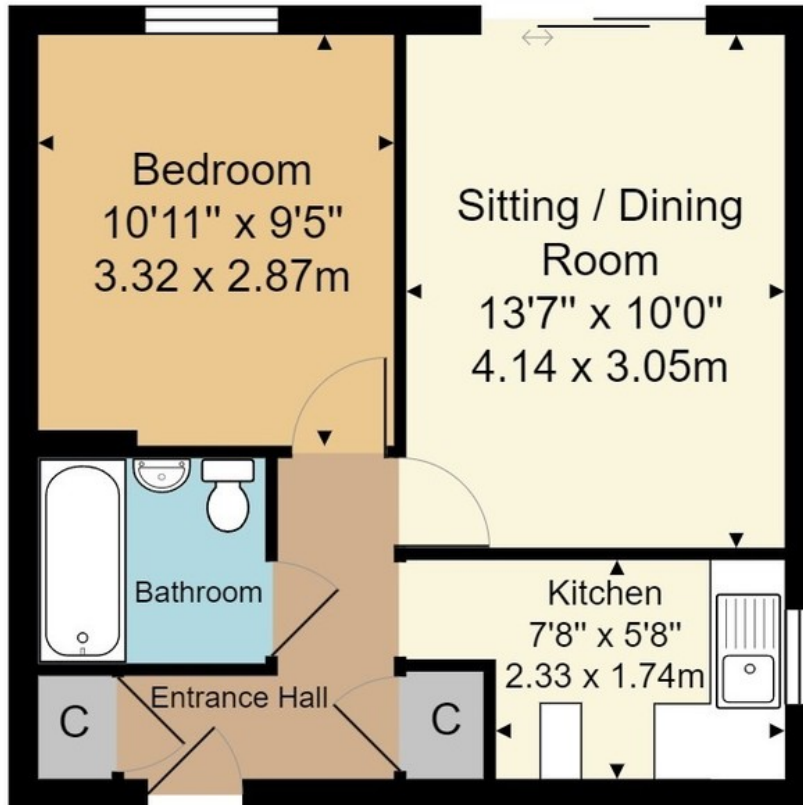
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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Ground Floor

Approx. Gross Internal Area 389 ft<sup>2</sup> ... 36.2 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
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