



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Modern Ground Floor Flat
- 2 Bedrooms
- 2 Bathrooms
- Spacious Sitting/Dining Room
- Allocated Parking Space
- Energy Efficiency Rating: C

**Bailey Place, Crowborough**

**£279,995**

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



### **80 Bailey Place, Crowborough, TN6 1FP**

Offered to the market chain free is this modern ground floor flat in the heart of Crowborough. Boasting 2 bedrooms and 2 bathrooms along with a spacious sitting/dining room that seamlessly blend into a contemporary kitchen, ideal for entertaining. Outside is the use of an allocated parking space.

Private front door opening into:

#### **ENTRANCE HALL:**

Entry phone system panel, electric consumer unit, phone point, radiator and fitted carpet. Large walk-in airing cupboard with plumbing for washing machine, power points and housing the Megaflo pressurised system.

#### **BEDROOM:**

Fitted carpet, radiator, tv point, two windows and door into:

#### **EN SUITE SHOWER ROOM:**

Fully tiled shower cubicle, wc, sink with monobloc tap, heated towel rail, laminate flooring and an obscured window.

#### **BEDROOM:**

Fitted carpet, radiator and a window.





**BATHROOM:**

Bath with shower attachment, wc, pedestal sink with monobloc mixer tap and wall mounted towel rail.

**SITTING/DINING ROOM:**

A spacious room with fitted carpet, radiator, ample power points, tv aerial point and two large windows.

**KITCHEN AREA:**

White gloss range of wall, base and drawer units with wood effect laminate worktops, one and half stainless steel sink with monobloc mixer tap. Single oven with electric hob over, stainless steel splashback and extractor hood, integrated dishwasher, space for freestanding fridge/freezer, laminate flooring and ample power points.

**OUTSIDE:**

Allocated parking space

**SITUATION:**

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh, is Ashdown Forest, which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

**TENURE:**

Leasehold

Lease - 125 years 24.6.2020

Service Charge - Estimated from April 2024 - £1,250 per annum to include ground rent

Ground Rent - Included in Service Charge

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:**

C

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.





**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wood & Pilcher. REF: 1104604

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