



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- First Floor Apartment
- 2 Double Bedrooms
- Sitting/Dining Room & Study
- Family Shower Room & WC
- Communal Parking (FCFS)
- Energy Efficiency Rating: C

**Beacon Road, Crowborough**

**£280,000**

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



### 3 Highland Grange, Beacon Road, Crowborough, TN6 1AT

Highland Grange is a highly desirable address situated in a convenient central location with easy access to the town centre. This property provides a rare opportunity to purchase a well proportioned first floor apartment benefiting from beautifully maintained and mature communal gardens. The accommodation in brief comprises a communal entrance with security entry phone system, a good size entrance hall with built in wardrobe and cupboard, two double bedrooms both with built-in wardrobes and located to the rear of the apartment with views over the communal gardens, a study/nursery to the front and all served by a family shower room and separate wc. In addition are further areas of communal gardens to the front and an area of off road parking on a first come first serve basis.

#### COMMUNAL ENTRANCE HALL:

Cupboard housing electric smart meter and consumer unit and private front door into:

#### ENTRANCE HALL:

Telecom entry phone system, fitted double wardrobe with hanging rail and shelving, further fitted cupboard with shelving, carpet as fitted and wall mounted heating thermostat.

#### SITTING/DINING ROOM:

A bright and airy room featuring plenty of room for dining room table and chairs, carpet as fitted, two radiators, double glazed windows and large sliding doors overlook/open to a Juliet balcony enjoying views over communal gardens and views beyond.



**KITCHEN:**

A traditional style kitchen fitted with a range of high and low level units incorporating under unit lighting, granite effect roll top work surfaces, part tiled splashback/walling and stainless steel sink with mixer tap. 4-ring gas hob with extractor fan over, integrated eye level fan assisted oven with microwave above and separate spaces for a fridge/freezer, dishwasher and washing machine. Wall mounted Worcester Bosch Combi boiler, laminate flooring and double glazed window to front with fitted blind.

**MAIN BEDROOM:**

Fitted triple wardrobe with hanging rail and shelving, carpet as fitted, radiator and double glazed windows overlooking the rear garden with treetop views.

**BEDROOM:**

Fitted triple wardrobe with hanging rail and shelving, carpet as fitted, radiator and double glazed windows overlooking the rear garden with treetop views.

**STUDY/NURSERY:**

Fitted carpet, radiator, double glazed window to front with fitted blind.

**FAMILY SHOWER ROOM:**

Large corner cubicle with Aqualisa shower and marble effect tiled walling, low level wc, sink with mixer tap set into vanity unit with shelving, glass mirror and shaver point above, radiator, carpet as fitted and obscured double glazed window to front with fitted blind.

**SEPARATE WC:**

Low level wc, small wash hand basin with tiled splashback and glass mirror above, carpet as fitted and obscured double glazed window to front.

**COMMUNAL GARDEN:**

This property benefits from the use of extremely well manicured communal gardens which are principally laid to lawn with a selection of established shrubs and bushes and a magnolia tree, cherry tree, laburnum and a selection of hydrangeas as well as a communal paved patio seating area. To the front of the property is an area laid to lawn with an array of mature planting and plenty of communal off road parking.

**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 in approximately one hour 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 with a share of the Freehold

Lease - 198 years from 1.9.1983

Service Charge - currently £2100.00 per annum

Ground Rent - currently £nil per annum

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

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

**COUNCIL TAX BAND:**

D

**VIEWING:** By appointment with Wood & Pilcher Crowborough 01892





Approx. Gross Internal Area 804 ft<sup>2</sup> ... 74.7 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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