



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- First Floor Flat
- Chain Free
- 2 Bedrooms
- Sitting/Dining Room
- Allocated Parking Space
- Energy Efficiency Rating: D

**Beacon Road, Crowborough**

**£230,000**

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



#### 4 Clockhouse Court, Beacon Road, Crowborough, TN6 1AF

A chain free substantial first floor apartment set in a central town location. A communal hall leads to the first floor and private front door opens into an entrance hall with large walk-in cupboard, a light and airy sitting/dining room, modern kitchen, two bedrooms and a modern family bathroom. Externally is allocated off road parking for one vehicle and visitor parking.

Intercom Entry System and door opening into:

##### **COMMUNAL HALLWAY:**

Coir entrance matting, smoke alarm, recessed LED spot lighting, individual post boxes, stairs to first floor and private door into:

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

Wood effect laminate flooring, smoke alarm and a good size walk-in cupboard housing the water tank, space for washing machine, floating shelving and wall mounted electric consumer unit.

##### **SITTING/DINING ROOM:**

An extremely large room with room for sofa seating and dining furniture, fitted carpet, wall mounted electric radiator and thermostat, large ceiling beam and two double glazed sash windows to front.



**KITCHEN:**

Modern high gloss range of high and low level units with wooden work surface, sink with mixer tap, fan assisted modern oven with 4-ring electric hob and extractor fan, space for slimline dishwasher, further space for tall fridge/freezer and grey wood flooring.

**BEDROOM:**

Dimplex wall mounted electric radiator, fitted carpet and a double glazed sash window overlooking the rear.

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Good size walk-in cupboard with areas of floating shelving which could be used as a wardrobe, fitted carpet, Dimplex wall mounted electric radiator and a double glazed sash window to front.

**FAMILY BATHROOM:**

L-shaped panelled bath with rainfall showerhead, mixer tap and separate handheld shower attachment, low level wc, pedestal wash hand basin set into vanity unit with shelving and glass front cabinet above, tall fitted mirror, tiled walling and flooring.

**OUTSIDE:**

Bin store area, allocated parking space for one vehicle and visitor parking.

**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 in approximately one hour as well as a good selection of bus routes.

**TENURE:**

Leasehold

Lease - 99 years from 25.12.1999

Service Charge - Currently £1348.50 per annum

Ground Rent - Currently £262.00 per annum

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

**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, Electricity & Drainage

Heating - Electric

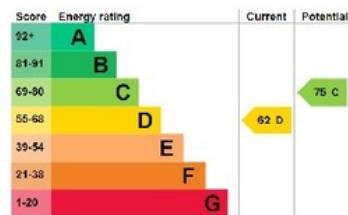
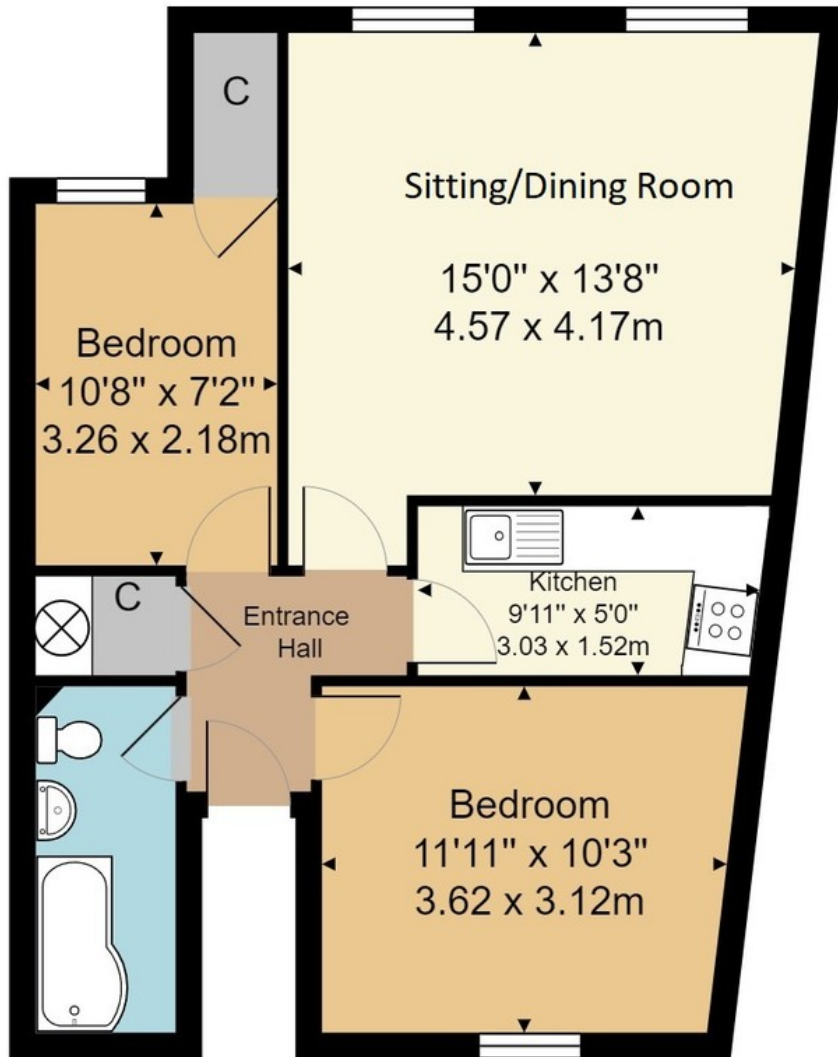
**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666





## Approx. Gross Internal Area 584 ft<sup>2</sup> ... 54.3 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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