



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- First Floor Maisonette
- 2 Bedrooms
- Sitting/Dining Room
- Modern Kitchen Area
- Garage
- Energy Efficiency Rating: C

**Payne Close, Crowborough**

**£280,000**

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

## 23 Payne Close, Crowborough, East Sussex, TN6 2FH

Set within a cul-de-sac location and rarely available to the market is this attractive and extremely well presented first floor maisonette with the benefit of a private garage. Upon entry to the property is an entrance hall with stairs to the first floor. The main living area offers an open plan, bright and airy sitting/dining room with lovely treetop views with an opening that provides access into a modern kitchen which includes some of the usual appliances. The main bedroom comes complete with built-in wardrobes and the second bedroom enjoys a good size built in cupboard and a family bathroom serves both bedrooms. In addition is an office which was formally an en suite to the main bedroom which has been capped but could be converted back if required. Outside is a small brick built driveway with access to a single garage and to the rear is an inner hallway/storage area housing the wall mounted boiler. The development provides a communal area of private woodland and childrens' play area.

Double glazed door opens into:

### ENTRANCE HALL:

Coir entrance matting, radiator, smoke alarm and steps rising to the first floor.

### FIRST FLOOR LANDING:

Radiator with cover, fitted carpet, smoke alarm, large airing cupboard housing the Megaflow hot water tank with wooden slatted shelving and small storage area.

### SITTING/DINING AREA:

Space for sofa seating and small dining table and chairs, fitted carpet, two radiators, two windows to front, one with far reaching views and opening into:

### KITCHEN AREA:

Modern wood effect range of high and low level units with under unit lighting, black granite effect roll top worksurfaces incorporating a one and half bowl stainless steel sink. Integrated appliances include a fan assisted oven with 4-ring gas hob and extractor fan above, a tall fridge/freezer and space for a washing machine. Tiled flooring, recessed spotlights, radiator and window to rear with attractive woodland views.

### BEDROOM:

Double fitted wardrobe, radiator, fitted carpet and window to front.

### BEDROOM:

Large cupboard, wood effect light grey laminate flooring, radiator, recessed spotlights and window to front with treetop views.

### OFFICE:

Light grey wood effect laminate flooring, recessed spotlights and an extractor fan currently not in use. (Formally an en suite to main bedroom).

### FAMILY BATHROOM:

Panelled bath with rainfall shower over, additional handheld shower attachment and glass shower screen, low level wc, wash hand basin, wood effect vinyl flooring, heated towel rail, part tiled waling, recessed spotlights, extractor fan and obscured window to rear.



**OUTSIDE:**

Small brick paved driveway provides access to a single garage.

**GARAGE:**

Operated via a key fob and comprising concrete flooring, electrics, strip lighting and a door to the rear leads to a communal shared storage area.

**INNER HALLWAY/STORAGE AREA:**

Concrete flooring, smoke alarm and door into a storage room with continuation of concrete flooring, wall mounted Gloworm boiler, electric lighting and door to the rear provides access to a bin store 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. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre which offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, 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 - 125 years from December 2011

Service Charge - On an adhoc basis between 3 flats

Ground Rent - currently £nil

Buildings insurance is split between 3 flats and currently the share payable for No 23 is £165.77 per annum.

An annual charge of £195.00 is payable Payne Close Residents Ltd to cover costs relating to the maintenance of all the communal areas.

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:**

B

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

**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

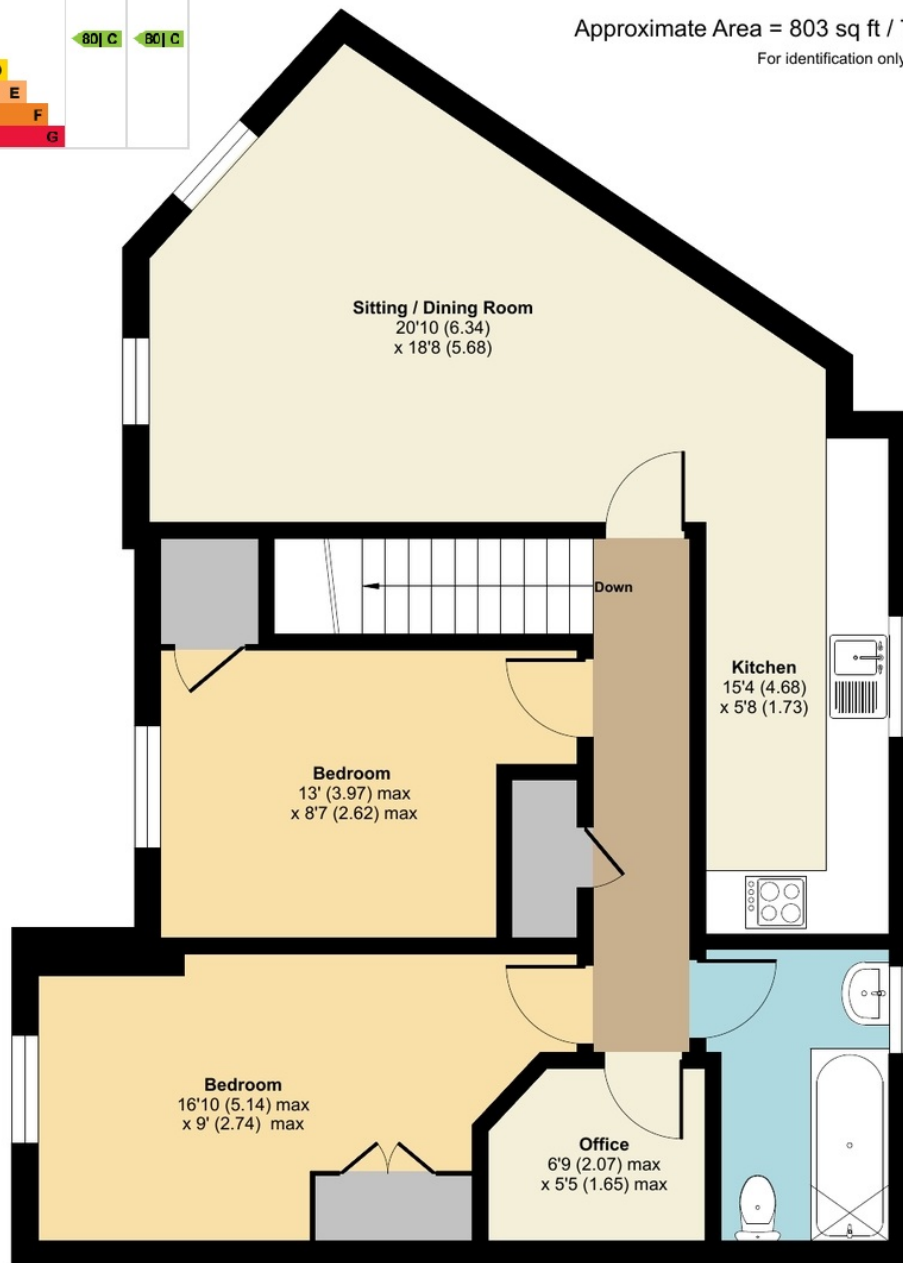
Heating - Gas



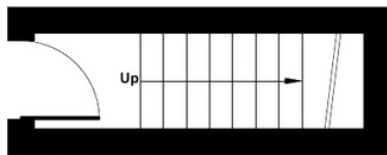
Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C	80   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 803 sq ft / 74.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Wood & Pilcher. REF: 1164390

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