



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top Floor Apartment
- 2 Double Bedrooms
- Sitting/Dining Room
- Contemporary Kitchen
- Allocated Parking Space
- Energy Efficiency Rating: B

Ghyll Road, Crowborough

£305,000

woodandpilcher.co.uk

13 Brooklands, Ghyll Road, Crowborough, TN6 1RY

Set towards the outskirts of Crowborough is this top floor apartment. A communal entrance with lift or stairs rises to the top floor and the apartment itself benefits from a good size entrance hall leading to the open plan sitting/dining room and kitchen. In addition are the two double bedrooms, en suite to main bedroom and a family bathroom. Externally are use of attractive communal gardens and an allocated residents parking space. The location of this property is ideal with the town centre nearby as well as the Ashdown Forest. This apartment is presented beautifully and has been well maintained by our vendor and with this in mind we would suggest a viewing sooner rather than later.

COMMUNAL ENTRANCE HALL:

Intercom system with video camera, access into a secure inner entrance hall with lift or stairs rising to the top floor and private entrance to the property.

ENTRANCE HALL:

A spacious entrance hall with intercom system, radiator with cover, wall mounted Honeywell remote thermostat control, fitted coats cupboard with shelving, wall mounted fusebox and area for shoes, doors to:

BEDROOM:

Fitted wardrobes with hanging rail and shelving, tv point, radiator, double glazed window to front and door to:

EN SUITE SHOWER ROOM:

Enclosed fully tiled shower cubicle, low level wc, wash hand basin with chrome mixer tap, fitted cupboards beneath, granite effect shelf to side, shaver point and large wall mounted mirror above, extractor fan, tiled flooring, chrome ladder style heated towel rail and recessed spot lighting.

BEDROOM:

Radiator, tv point and double glazed window to front.

FAMILY BATHROOM:

Enclosed bath with tiled surround, shower over and screen, low level wc, wash hand basin with chrome mixer tap, granite effect shelf and shaver point to side with mirror above, chrome ladder style heated towel rail, recessed spot lighting, extractor fan and tiled flooring.

Double doors with glazed inserts provides access into:

SITTING/DINING ROOM:

An open plan room with double glazed windows to front, two radiators, wall mounted electrical plate for tv, satellite, telephone and power sockets, space for dining table and chairs and large opening into:

KITCHEN:

Range of matching wall and base units with granite effect roll top work surfaces and splashback, inset stainless steel sink bowl with chrome mixer tap and drainer to side, integrated Siemens appliances include an oven, 4-ring gas hob, splashback, extractor, slimline dishwasher and fridge/freezer. In addition is an integrated Hoover washer/dryer, cupboard housing Worcester gas boiler and recessed spot lighting.



OUTSIDE:

Allocated parking space, communal gardens with an expanse of lawn and additional enclosed lawn area for use by the residents.

Located to the lower ground floor is a private lockable cupboard.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including 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, 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 Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. 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 grammar schools and an excellent mix of retailers & eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of both Brighton and Eastbourne are situated approximately one hours drive away.

TENURE:

Leasehold Lease - 125 years from 1st January 2006

Service Charge - currently £2284.30 per annum

Ground Rent - currently £200.00 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:

D

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

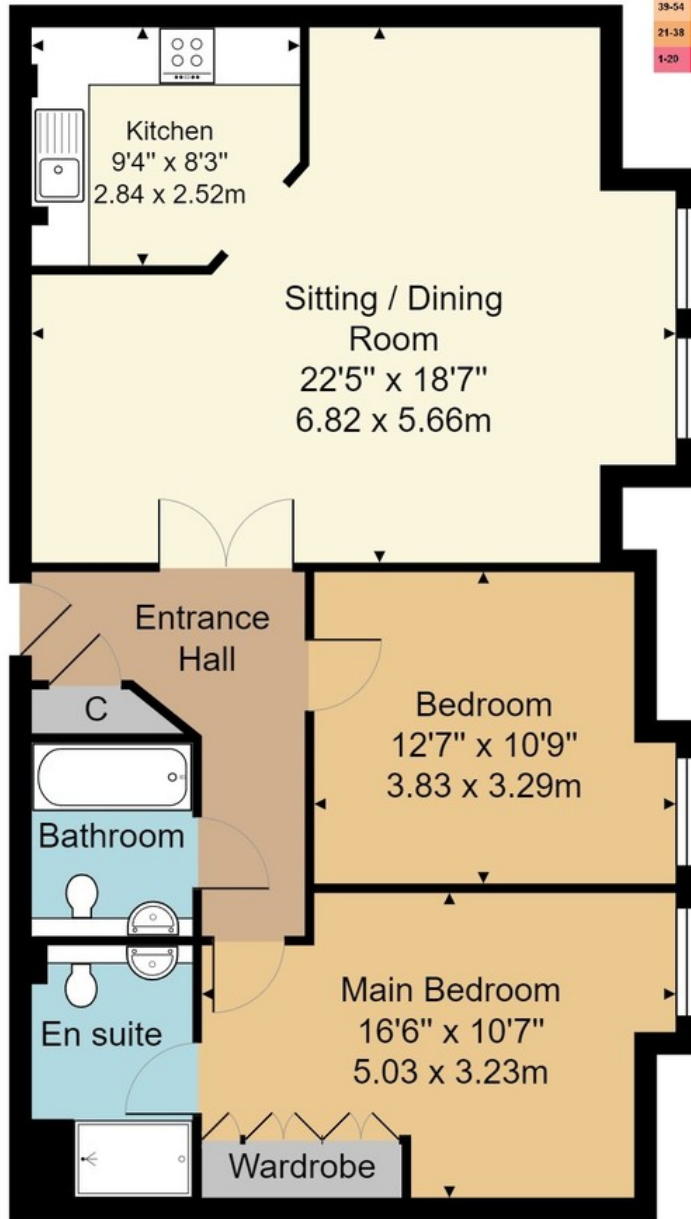
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 62 B	← 63 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 878 sq. ft / 81.6 sq. m

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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 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

