



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Apartment
- 2 Bedrooms
- En Suite & Bathroom
- Open Plan Lounge/Kitchen
- Allocated Parking Space
- Energy Efficiency Rating: C

Crowborough Hill, Crowborough

OIEO: £260,000

woodandpilcher.co.uk

Flat 2 Brahma Place, Crowborough Hill, Crowborough, TN6 2EA

Set in a very convenient location for access to both local amenities and a railway station is this well presented, share of freehold ground floor apartment. Comprising a communal entrance hall with entry phone system, private entrance with inner hall and a spacious open plan lounge/kitchen with many of the usual appliances. The main bedroom is situated to the rear of the apartment and offers a modern en suite shower room and the second bedroom is served by a family bathroom. Externally is use of one allocated parking space and a generous communal expanse of lawn. Our vendors inform us that the property has been installed with fibre optic internet.

COMMUNAL HALLWAY:

Entry phone system, fitted carpet, recessed lighting and private front door into:

ENTRANCE HALL:

Frosted door providing an additional private entrance with access to car park and door into:

INNER HALL:

Intercom telephone system, two storage cupboards, one housing the consumer unit, fitted carpet and recessed lighting.

OPEN PLAN LOUNGE & KITCHEN:

Lounge Area:

Plenty of space for sofa seating and dining furniture, two radiators, tv & internet points, recessed spotlighting and two windows.

Kitchen Area:

Range of high and low level gloss fronted units with tiled splashback and worktops incorporating a stainless steel one and half bowl sink with drainer. Appliances include a 4-ring stainless steel gas hob with extractor fan above and oven under, integrated fridge, freezer, dishwasher and washing machine. Worcester Bosch boiler, recessed spotlighting and wood effect vinyl flooring.

BEDROOM:

Space for bed and associated furniture, radiator, fitted carpet, two windows and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle, low level wc, pedestal wash hand basin with tiled splashback, shaver point, chrome ladder style heated towel rail and extractor fan.

BEDROOM:

Currently used as an office with fitted carpet, radiator and a window.



FAMILY BATHROOM:

Panelled bath with handheld shower, low level wc, pedestal wash hand basin, shaver point, chrome ladder style heated towel rail, wood effect vinyl flooring, part tiled walling and extractor fan.

OUTSIDE:

Car park with use of one allocated parking space, visitor parking and a generous communal area of garden laid to lawn.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 1st January 2013

Service Charge - currently £1740.88 per annum

Ground Rent - £Nil

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

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 offering 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, plentiful sport and recreation areas, 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.

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

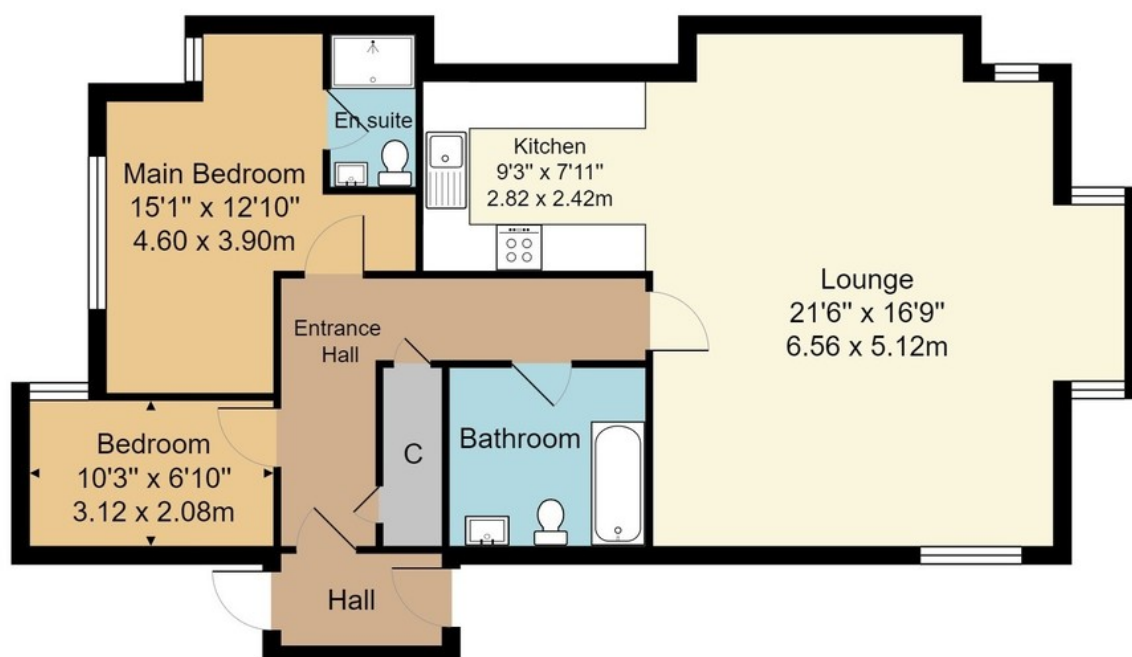
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



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



Approx. Gross Internal Area 803 sq. ft / 74.6 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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

