



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top Floor Apartment
- 2 Bedrooms
- Modern Bathroom & WC
- Sitting Room With Views
- Garage En Bloc
- Energy Efficiency Rating: C

Beacon Road, Crowborough

£279,950

woodandpilcher.co.uk

21 Highland Grange , Beacon Road, Crowborough, TN6 1AT

An excellent opportunity to acquire an extremely spacious and exceptionally well presented top floor purpose built apartment in this much favoured and sought after development within walking distance of the town centre. The accommodation comprises two double bedrooms, one benefiting from fitted wardrobes, a modern bathroom, separate wc, useful study, kitchen and a sitting room with a balcony enjoying fine views over the communal gardens and surrounding countryside. Externally is use of a single garage en block and attractive communal gardens with a good expanse of lawn and seating areas.

COMMUNAL ENTRANCE:

Main entrance door with entry phone system opens into the communal entrance hall. Stairs rise to the top floor with private front door into:

ENTRANCE HALL:

Entry phone system panel, coats hanging area, wood flooring, radiator, two storage cupboards, one housing hot water tank with shelving.

STUDY:

Shelving area, fitted carpet, broadband points, radiator and window to side.

MAIN BEDROOM:

Extensive range of wardrobes, fitted carpet, radiator and window to rear with views.

BEDROOM:

Currently used as a dining room with fitted carpet, radiator and window to rear overlooking communal gardens and views beyond.

WC:

Dual flush floating wc, wall mounted wash basin, part tiled surrounds, tiled flooring and obscured window to side.

BATHROOM:

P-shaped bath with integrated shower over, attractive tiled surround and shower screen, floating dual flush low level wc, vanity wash hand basin with storage under and shaver point, chrome heated towel rail with radiator insert, fully tiled walling and flooring and obscured window to front.

KITCHEN:

A shaker style wooden range of wall and base units with worktops and tiled splashbacks over incorporating a one and half bowl stainless steel sink. Separate spaces for a gas cooker, fridge/freezer, washing machine and tumble dryer. Cupboard housing Ideal gas boiler, tiled flooring and window to front.

SITTING ROOM:

A large sitting room with ample space for sofa seating, fitted carpet, two radiators and sliding patio doors open to a balcony with wrought iron surrounds to enjoy views over communal gardens and countryside beyond.

OUTSIDE:

This property benefits from the use of extremely well manicured communal gardens to rear 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. The property includes a single garage en bloc accessed via up/over door and communal parking areas on a first come, first serves basis.

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.

TENURE:

Leasehold with a share of the Freehold

Lease - 199 years from 22nd July 1983

Service Charge - currently £2100.00 per annum

Ground Rent - currently £nil

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

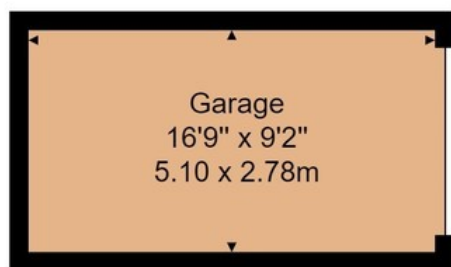
Mobile Phone Coverage search Ofcom checker

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

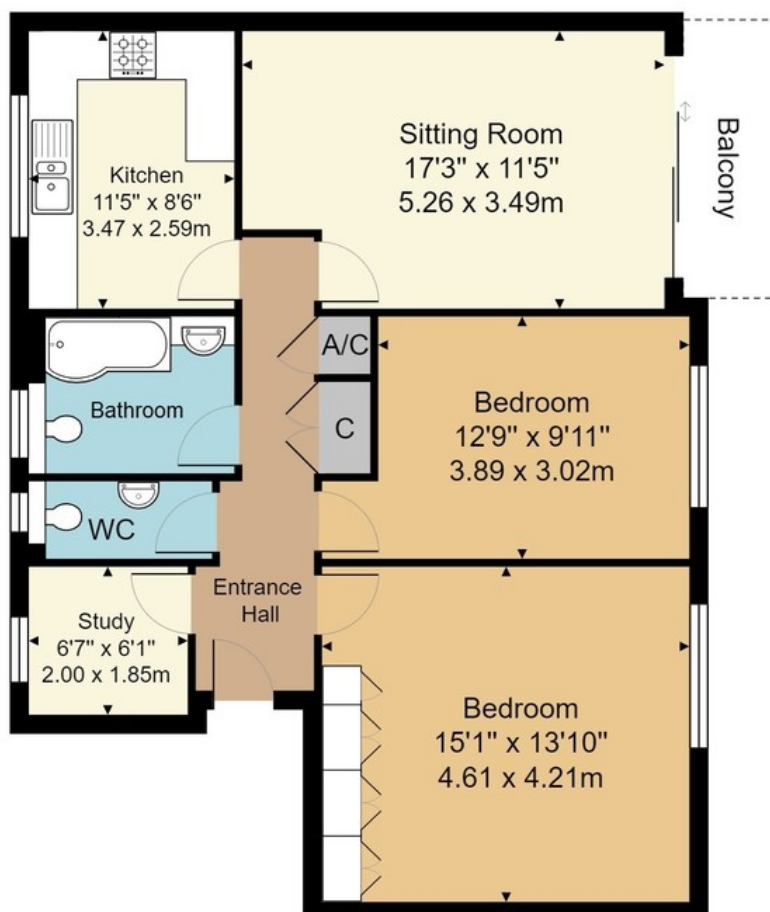
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 865 sq. ft / 80.3 sq. m
Garage Approx. Internal Area 153 sq. ft / 14.2 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

