



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Age Restricted Ground Floor Flat
- 2 Bedrooms
- Shower Room
- Sitting Room
- First Come, First Serve Parking
- Energy Efficiency Rating: C

Graycoats Drive

£150,000

woodandpilcher.co.uk

9 The Meadows, Graycoats Drive, Crowborough, TN6 2JU

This ground floor flat is part of an age-restricted development for individuals aged 60 and over, offering excellent accessibility to the town centre. The accommodation includes a communal entrance hall and a private front door leading into the flat comprising an entrance hall, a sitting room, a kitchen, a double bedroom with built-in cupboards, a second single bedroom, and a shower room. Outside, residents have access to well-maintained communal gardens, cared for by the management company, as well as off-road parking on a first-come, first-served basis. The property is being sold with no onward chain.

COMMUNAL ENTRANCE HALL:

Private front door opening into:

ENTRANCE HALL:

Storage cupboard, airing cupboard, fitted carpet, radiator, safety pull cord and intercom alarm control.

SITTING ROOM:

Fitted carpet, two radiators, safety pull cord and window to front.

KITCHEN:

Range of high and low level units with worktops over incorporating a single sink with drainer and drop down wooden breakfast bench. Appliances include a cooker with oven, grill, 4-ring hob along with a washing machine and fridge/freezer. Tiled walling, radiator, safety pull cord and window to rear overlooking communal gardens.

MAIN BEDROOM:

Double door wardrobe cupboard, safety pull cord, fitted carpet, radiator and window to rear overlooking communal gardens.

BEDROOM:

Boiler, safety pull cord, fitted carpet, radiator and window to rear overlooking communal gardens.

SHOWER ROOM:

Large walk-in enclosure with electric shower, low level wc, pedestal wash hand basin, lino flooring, radiator, safety pull cord and obscured window.

OUTSIDE:

First come, first service off road parking and use of well tended communal gardens.



SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE:

Leasehold

Lease - 99 years from 1st January 1987

Service Charge - currently £357.26 per month

Ground Rent - currently £50.00 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:

C

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

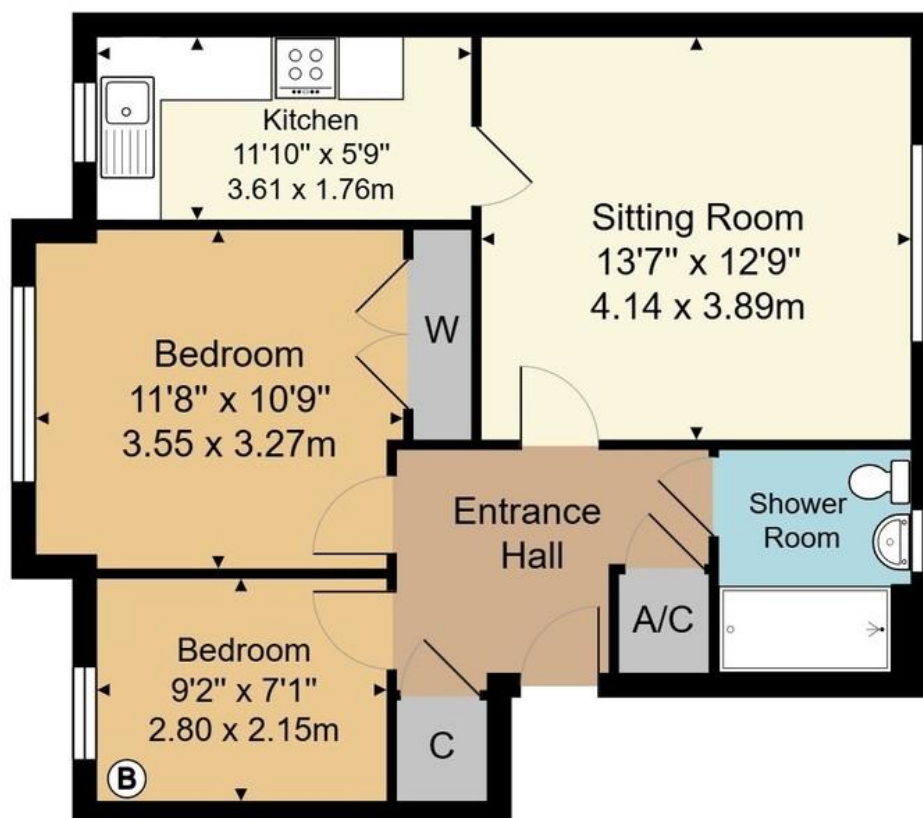
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Restrictions - Age Restricted For The Over 60s





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 589 ft² ... 54.7 m²

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

