



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Recently Renovated Maisonette
- 2 Bedrooms
- Kitchen/Diner/Sitting Room
- Shower Room
- On Road Parking
- Energy Efficiency Rating: C

**London Road, Crowborough**

**£240,000**

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

**The Terrace, Flat 4 , St Johns House, 4 London Road,  
Crowborough, TN6 2TT**

A recently renovated maisonette offered to the market with no onward chain and situated in a central town location with easy access to the town's amenities. The accommodation at entrance level comprises a hallway, downstairs wc and an open plan kitchen/diner/sitting room. To the first floor is a light and airy landing with two good size bedrooms and a shower room. Public on road parking within the town.

**HALLWAY:**

Viessman combination boiler, laminate flooring, radiator and carpeted stairs to first floor landing.

**DOWNSTAIRS WC:**

Low level wc, wash hand basin set into vanity unit, radiator and laminate flooring.

**OPEN PLAN KITCHEN/DINER/SITTING AREAS:**

Modern range of high and low level units with worktops over incorporating a single sink with drainer and an electric 4-ring hob and oven with tiled splashback and extractor fan. Laminate flooring, two radiators, an opaque window opaque patio double doors opening to the side access.

**LANDING:**

Dual aspect with two windows, fitted carpet, radiator, loft hatch and doors to:

**BEDROOM:**

Fitted carpet, radiator and a window.

**BEDROOM:**

Fitted carpet, radiator and a window.

**SHOWER ROOM:**

Walk-in enclosure with wall mounted rainfall shower and separate handheld shower attachment, low level wc, vanity unit with basin, laminate flooring, radiator and a window.

**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 - Lease - New 125 year lease from point of sale

Service Charge - currently £150.00 per annum

Ground Rent - currently £150.00 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:**

B

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

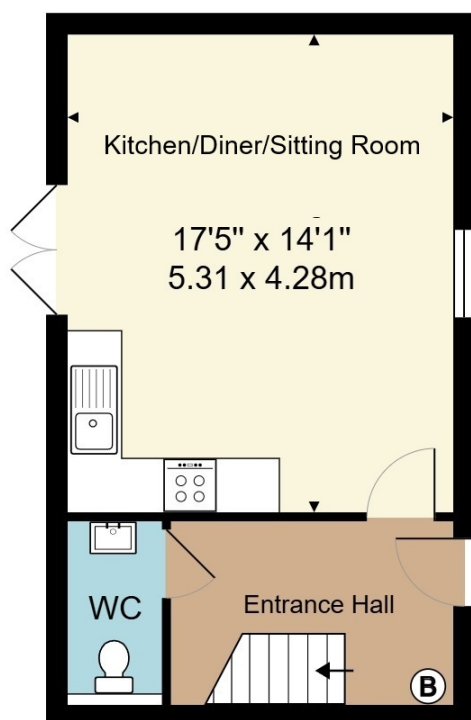
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

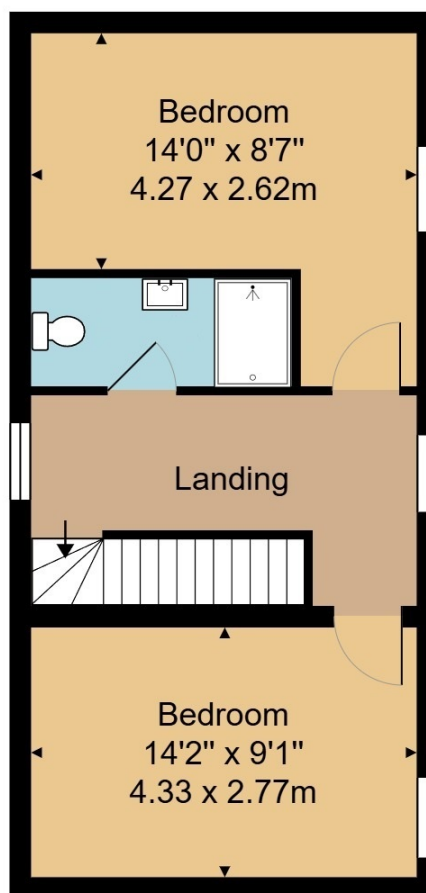
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating

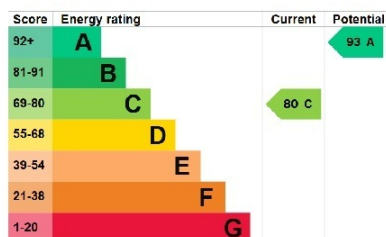




**Ground Floor**



**First Floor**



**Approx. Gross Internal Area 775 ft<sup>2</sup> ... 72.0 m<sup>2</sup>**

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

