



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- First Floor Maisonette
- In Need of Modernisation
- 2 Bedrooms
- Sitting/Dining Room
- Garage & Shared Parking
- Energy Efficiency Rating: C

**Southview Road, Crowborough**

**£275,000**

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



**Flat 2 Southview House, Southview Road, Crowborough, TN6 1HN**

Set in a popular area and benefiting from fantastic far reaching views to the rear is this bright and airy two bedroom first floor maisonette in need of modernisation. The accommodation consists of two bedrooms, a sitting/dining room, kitchen and a bathroom. Externally is a private rear garden, a single garage and residents shared parking.

Private uPVC private front door opening to:

**ENTRANCE HALL:**

Low level storage cupboard, fitted carpet, large window to front and stairs to first floor.

**FIRST FLOOR LANDING:**

Fitted cupboards, fitted carpet, radiator and hatch with dropdown ladder to loft.

**SITTING/DINING ROOM:**

Closed off fireplace with wooden mantle, fitted carpet, radiator and large windows to rear with far reaching views.

**KITCHEN:**

High and low level units, single bowl stainless steel sink unit, freestanding oven with four ring gas hob and grill above and space for a washing machine. Potterton boiler, lino flooring and large window to rear with views over garden.

**BEDROOM:**

Built-in cupboard with smaller storage cupboard above, fitted carpet, radiator and two windows to front.

**BEDROOM:**

Built-in cupboard, pedestal wash hand basin, fitted carpet, radiator and large window to front.

**BATHROOM:**

Bath with tiled surround, low level wc, vanity wash hand basin, lino flooring and two windows to rear.

**OUTSIDE:**

The property has access to a first come first serve shared parking area to the front and a shared driveway leads to the rear of the property with access to a single garage. The private area of rear garden is well maintained with an expanse of lawn and some mature shrubs.

**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.

**COUNCIL TAX BAND:**

C

**TENURE:**

Leasehold with a share of the Freehold

Lease - 999 years from 29th September 1964

Service Charge - currently £75.00 per month

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.

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

**ADDITIONAL INFORMATION:**

Broadband Coverage [searPrivate Draich Ofcom checker](#)

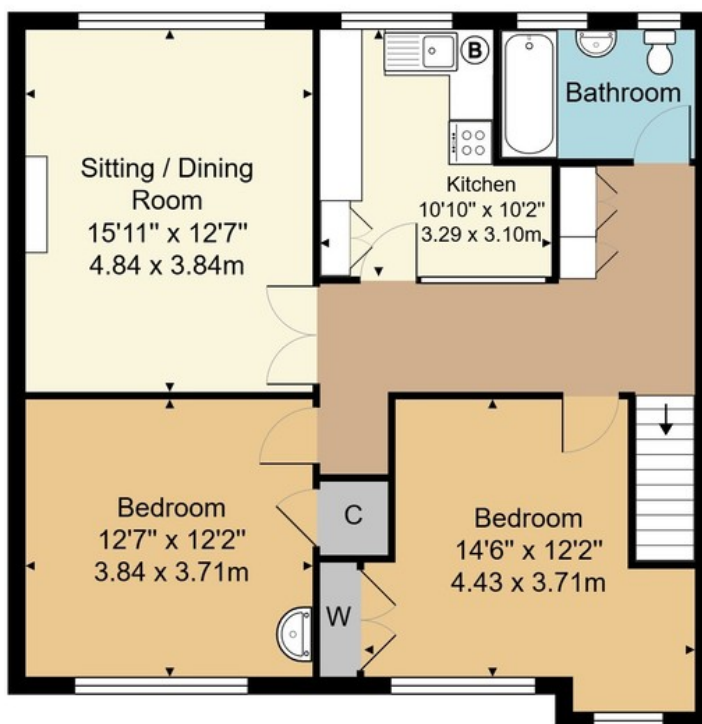
Mobile Phone Coverage [search Ofcom checker](#)

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

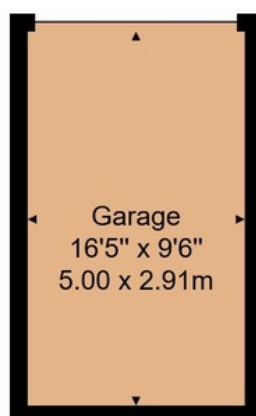
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas





**First Floor**



**Ground Floor**

House Approx. Gross Internal Area 875 sq. ft / 81.3 sq. m  
Garage Approx. Internal Area 156 sq. ft / 14.5 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.

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