



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- First Floor Flat
- 2 Double Bedrooms
- Open Plan Living & Kitchen
- Two Shower Rooms
- Allocated Parking Space
- Energy Efficiency Rating: C

**Bailey Place, Crowborough**

**£265,000**

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

## 18 Bailey Place, Crowborough, TN6 1FP

This well presented first-floor apartment offers contemporary living in a highly convenient location, just a short walk from the town centre. Built to modern specifications, the property is offered chain-free and is perfect for a range of buyers. Accessed via stairs from the ground floor, a private front door opens into a welcoming entrance hallway, which benefits from a large walk-in storage cupboard. The open plan living area includes a bright and spacious sitting/dining room enjoying a dual aspect, allowing plenty of natural light to flood the space. There's ample room for both sitting and dining furniture, and French doors open out to a private balcony. The open-plan layout leads directly to the sleek, high-gloss kitchen, which features some integrated appliances and a further window, ensuring the space remains light and airy. The generously sized main bedroom benefits from a modern en-suite shower room. There is a second double bedroom and a stylish family shower room. Externally, the property enjoys the use of communal gardens and comes with an allocated parking space and visitor parking.

### ENTRANCE HALL:

Coir entrance matting, entry intercom system, wall mounted electric consumer unit, wall mounted Dimplex electric radiator, smoke alarm, window and a large cupboard housing the hot water tank with wooden shelving, a tumble dryer and storage space.

### OPEN PLAN LIVING AREAS:

Sitting/Dining Areas:

Enjoying a dual aspect with floating shelving, fitted carpet, wall mounted Dimplex electric radiator. A window plus French doors opening to a private balcony with tiled flooring and glass balustrade.

Kitchen Area:

Range of contemporary style white gloss high and low level units accompanied by light wood effect roll top work surface/splashback. Appliances include a fan assisted oven with four ring electric hob and extractor fan, a Bosch dishwasher and a washer/dryer along with space for a tall freezer. Light grey wood effect vinyl flooring, smoke alarm, extractor fan and a window with fitted roller blind.

### BEDROOM:

Plenty of room for a large double bed and associated bedroom furniture, fitted carpet, wall mounted Dimplex heated electric radiator, window and door into:

### EN SUITE SHOWER ROOM:

Fully tiled shower enclosure, low level wc, pedestal wash hand basin with mixer tap, tiled splashback and mirror fronted cabinet above, chrome heated towel rail, laminate flooring and extractor fan.

### BEDROOM:

Fitted carpet, wall mounted Dimplex electric radiator and a window.

### FAMILY SHOWER ROOM:

Large walk in shower cubicle, low level wc, pedestal wash hand basin with mixer tap with tiled splashback, shaver point, wall mounted chrome heated towel rail, laminate flooring and obscured window with fitted blind.

### OUTSIDE:

Allocated parking space, visitor parking and use of 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 - 125 years from and including 24 June 2020 to and including 23 June 2145

Service Charge - we are informed by the executors that the current service charge payable is £851.71 every six months

Ground Rent - We are informed by the executors that there is a peppercorn ground rent payable

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:**

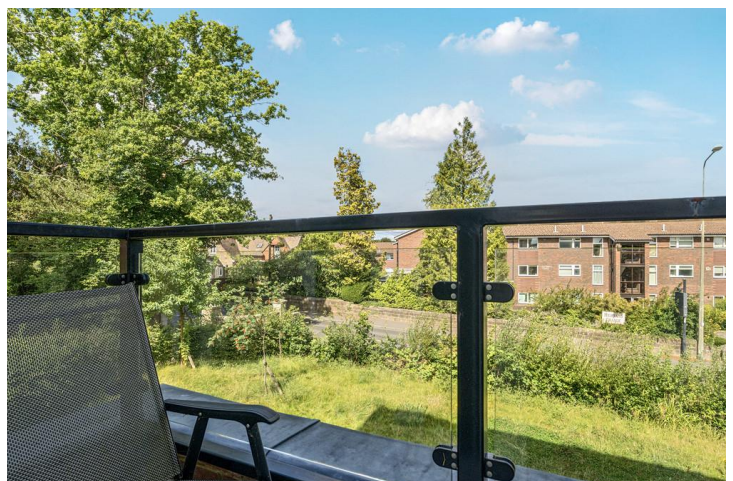
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Electricity & Drainage

Heating - Electric



Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon2025. Produced for Wood & Pilcher. REF: 1326592

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