



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Flat
- 2 Bedrooms
- Sitting Room With Balcony
- Shower Room & Separate WC
- Allocated Parking Space
- Energy Efficiency Rating: B

Beacon Road, Crowborough

£275,000

woodandpilcher.co.uk

19 Highland Grange, Crowborough, TN6 1AT

This chain free first floor apartment offers generous living space in a very convenient central town location. Boasting a spacious sitting room with access to a private balcony overlooking beautifully maintained communal gardens. The accommodation comprises a kitchen, a small yet practical study ideal for remote working, two bedrooms, a shower room, and an additional separate WC for added convenience. Externally, residents benefit from a attractive communal gardens with seating areas, The property also includes an allocated parking space, with additional visitor parking available on a first-come, first-served basis. Offered with a share of the freehold, this apartment presents an opportunity for low-maintenance living just a short walk from the town's shops, restaurants, and transport links.

Communal entrance via entry phone system

ENTRANCE HALL:

Two large cupboards one housing hot water tank, fitted carpet and a radiator.

SITTING ROOM/DINING ROOM:

Fitted carpet, two radiators and large double glazed patio doors open onto a balcony enclosed by wrought iron surrounds and enjoying views across the rear garden.

KITCHEN:

Range of wall and base units with worktops over and incorporating a one and half bowl composite sink. Currently there is no cooker at the property. Appliances include an integrated washer/dryer and dishwasher (both not tested) along with space for a fridge/freezer. Wall mounted Worcester Bosch gas boiler.

STUDY:

Built-in cupboards with seating area and a chest of drawers. Fitted carpet, radiator and window to side.

BEDROOM:

Wardrobe cupboards, fitted carpet, radiator and window to rear.

BEDROOM:

Fitted carpet and window to rear.

WC:

Low level wc, wash basin with storage under, vinyl flooring and window to front.

FAMILY SHOWER ROOM:

Walk-in cubicle with integrated shower, dual flush low level wc, wash basin with storage under and sensor mirror heated towel rail, vinyl flooring and obscured window to side.



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 an allocated parking space 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 25th September 1982

Service Charge - currently £2,100.00

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:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

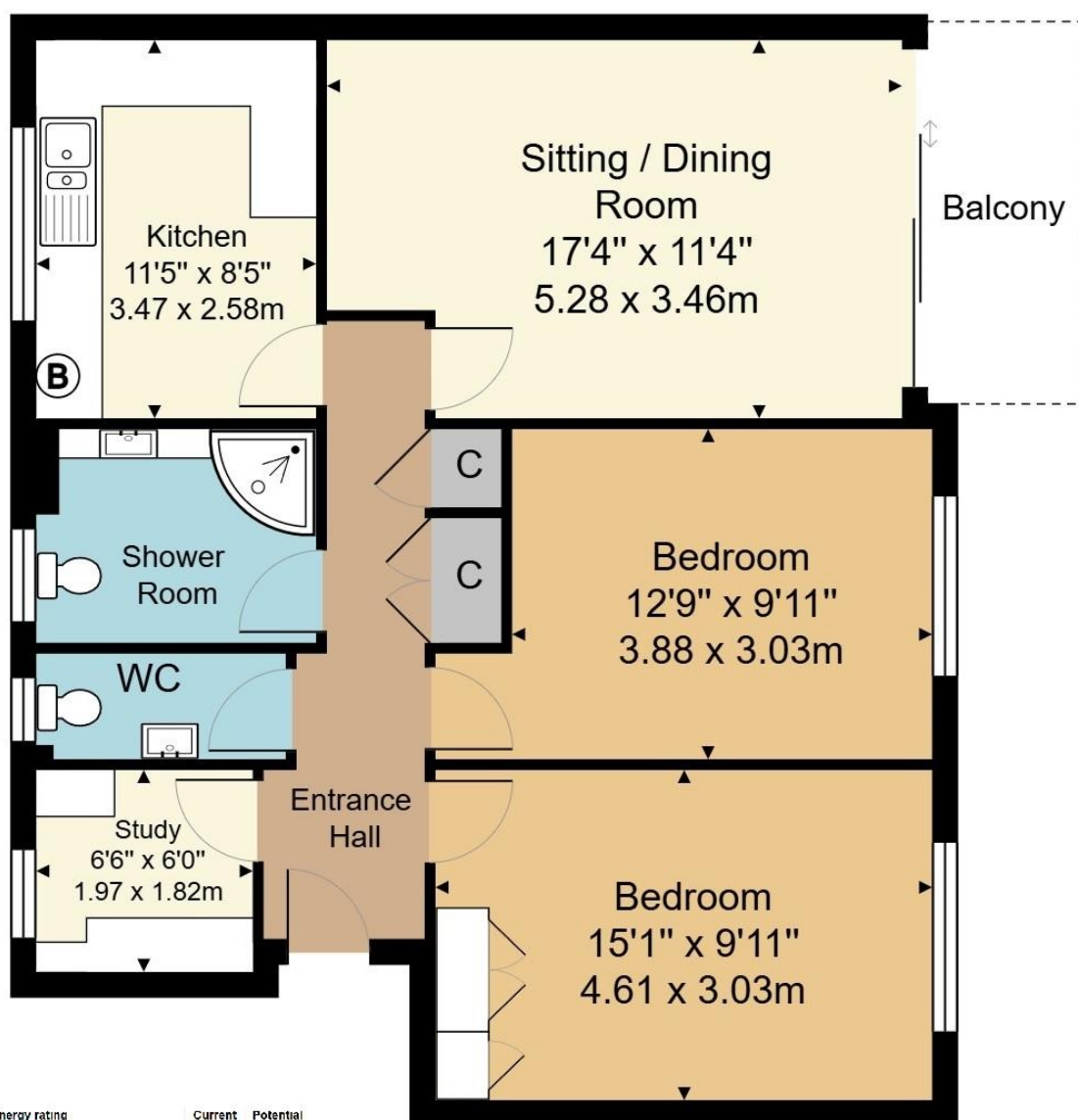
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating

Accessibility/Adaptations - No Lift Facilities





Score	Energy rating	Current	Potential
92+	A		
81-91	B	B1 B	B1 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 804 ft² ... 74.7 m²

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