

Banfield Estate Agents

# 51 Kings Court Mill Lane

Crowborough, TN6 1DY

**Price Guide £205,000**

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A well-proportioned two-bedroom first-floor flat within the popular Kings Court development, offering bright and spacious accommodation in a highly convenient town centre location.

The property features a generous open-plan living and dining area, ideal for relaxing and entertaining, enjoying lovely views from both the living room and principal bedroom. The spacious kitchen provides ample storage and worktop space, with the existing kitchen appliances included in the sale.

There are two good-sized bedrooms, including a principal bedroom with an en-suite shower and wash basin, together with a separate family bathroom. The flat is well presented throughout and offers excellent scope for cosmetic updating, allowing new owners to personalise the property to their own taste.

Residents benefit from attractive communal gardens, direct rear access to Waitrose, and easy access to a recreation ground, leisure centre and the wide range of amenities available in Crowborough town centre.

Further benefits include a single garage, ideal for parking a small vehicle or providing additional storage, and the property is offered to the market with no onward chain, making it an excellent opportunity for buyers looking for a straightforward move.

Combining generous accommodation, attractive views, a central location and excellent potential, this property is ideal for first-time buyers, downsizers and investors alike.

Council Tax Band: C

Lease: 999 years from December 1975

Current Maintenance Charge: £135.00 pcm | No Ground Rent









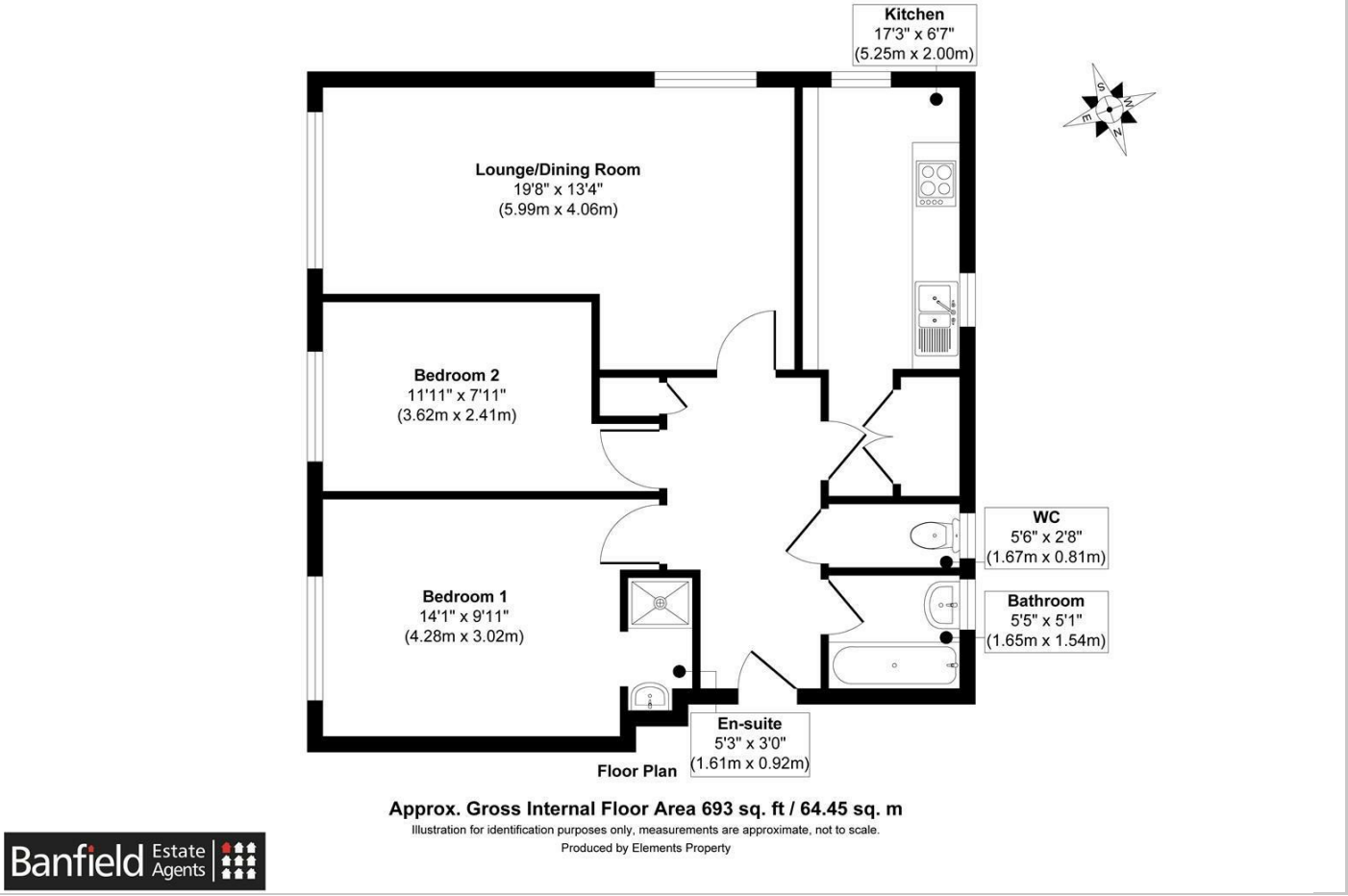








## Floor Plan




**Approx. Gross Internal Floor Area 693 sq. ft / 64.45 sq. m**

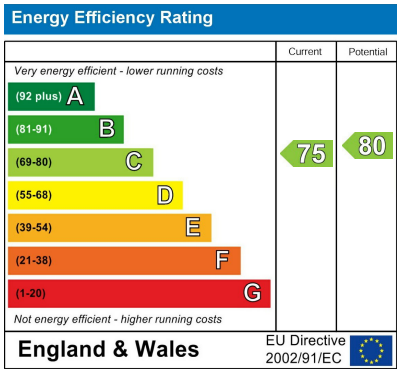
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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## Area Map




## Energy Efficiency Graph

## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333
if you wish to arrange a viewing appointment for this property or require further information.

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