



Connells

Mardens Court London Road
Crowborough

Mardens Court London Road Crowborough TN6 2TR

for sale offers in excess of
£235,000



Property Description

Tucked away in a peaceful and discreet setting, yet just moments from the heart of Crowborough town centre and the much loved Goldsmiths Leisure and Recreation Ground. This exceptionally spacious two-bedroom maisonette offers a rare blend of tranquillity and convenience.

Beautifully presented throughout, this seldom-found home has been carefully updated and modernised in recent years, resulting in an elegant and light-filled residence extending to approximately 945 sq. ft.

A private entrance welcomes you into an inviting entrance lobby, from which stairs rise to the main accommodation. Here, a generous reception hall sets the tone, leading through to a delightful sitting room bathed in natural light and enjoying far-reaching rooftop views. The heart of the home is undoubtedly the stunning open-plan kitchen and dining space, thoughtfully designed and fitted with a built-in oven and hob - a perfect setting for both relaxed everyday living and stylish entertaining.

From the hallway, a further staircase ascends to the upper floor, where two well-proportioned and restful bedrooms await, with the second bedroom benefiting from built-in wardrobes. Completing the accommodation is a luxuriously refitted bathroom, beautifully appointed with a striking freestanding double-ended bath, creating a true spa-like retreat.

Outside, to the rear of the development, the property enjoys an allocated parking space, complemented by additional residents' and visitors' parking.

Ground Floor

Entrance Hall

First Floor

Hall

Kitchen/Dining Room

Lounge

Second Floor

Bedroom One

Restricted Head Height

Bedroom Two

Restricted Head Height

Bathroom

Outside

Allocated Parking

Visitor Parking

Location

Crowborough, the largest and highest inland town in East Sussex, is set within the stunning High Weald Area of Outstanding Natural Beauty and borders the historic Ashdown Forest.

The town centre exudes charm, offering a mix of supermarkets, independent boutiques, restaurants, and cosy cafés.

The area provides an excellent choice of schools and is home to Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's play area. Transport links are convenient, with a mainline railway station offering direct services to London and a good network of local bus routes.

Crowborough is rich in attractions, including nature reserves, sports facilities, playgrounds, a vibrant arts scene, and a calendar of annual events.

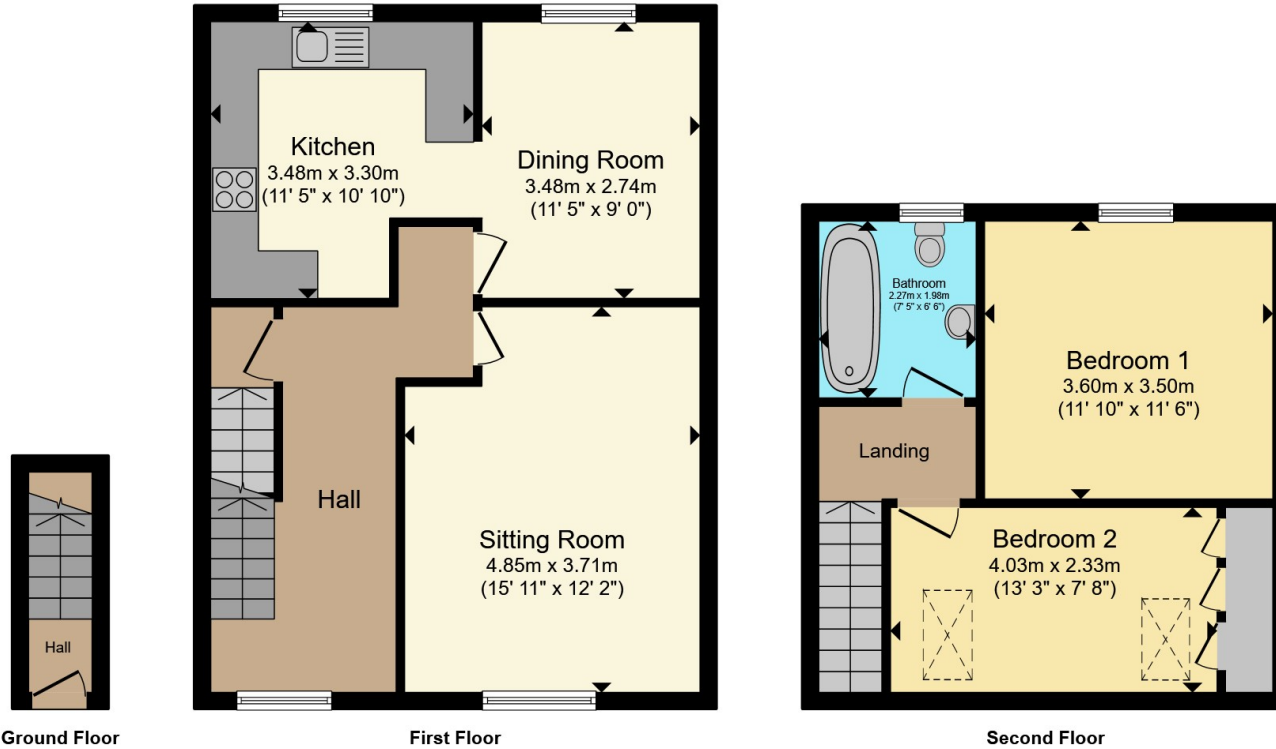
To the west lies Ashdown Forest, famously the inspiration for A.A. Milne's Winnie the Pooh. This beautiful landscape is perfect for walking, horse riding, and enjoying panoramic views of the Sussex countryside.

Just eight miles north, the spa town of Royal Tunbridge Wells offers another mainline station, a wide range of schools, and an eclectic mix of shops, restaurants, and cafés - particularly in the historic Pantiles and Old High Street.









Total floor area 87.8 m² (945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax
 Band: B

Service Charge: 840.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406850

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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