



CROFT ROAD

CROWBOROUGH - £250,000

THE POSTERN

WOOD & PILCHER
Sales, Lettings, Land & New Homes



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3 The Postern, Croft Road, Crowborough, TN6 1DN

Entrance Hall - Sitting/Dining Room - Kitchen - Two Bedrooms - Shower Room - Allocated Parking Space

Situated to the rear of the ground floor within this popular, purpose built development, is this delightful ground floor apartment. You firstly enter through a communal entrance door at the front of the property, with the apartment at the rear of the building. You step into a light and airy entrance hall, with telephone entry system and fitted cupboard. On your left is the newly decorated sitting/dining room, full of natural light from its charming bay window and further window to the side. There is plenty of space for both sofas, a table and chairs along with further sitting/dining furniture. The kitchen is separate from the sitting/dining room and really well presented. It has modern high/low cabinets along with granite effect worksurfaces. Integrated appliances include a tall fitted fridge/freezer, fan oven, microwave, four ring electric hob with extractor, sink and drainer as well as a free-standing washing machine. There are two bedrooms with the apartment, one being a double bedroom and the other being a single bedroom. Both bedrooms have been freshly decorated, whilst the main bedroom has an array of useful, fitted storage. Completing the property is the modern shower room with wide walk-in shower with digital controls, WC, wash basin, chrome heated towel rail and mirrored wall cabinet. The apartment is served by one allocated parking space and additional visitors parking.



Front door into entrance hall.

ENTRANCE HALL:

Carpeted, coat hooks, telephone entry phone, radiator and fitted cupboard with shelving.

SITTING/DINING ROOM:

A light and airy, spacious room with space for sofa seating and dining furniture. Carpeted, two radiators, bay window and second window.



KITCHEN:

Modern high and low cabinets with lighting, granite effect work surfaces and sink/drain. Integrated oven and microwave, four ring induction hob with extractor, integrated fridge/freezer and freestanding washing machine. Wall mounted boiler, laminate flooring and wide window.

BEDROOM:

A light and airy, double room with ample fitted wardrobes. Carpeted, radiator and wide window.

BEDROOM:

Light and airy, spacious single room with fitted carpet, radiator and wide window.

SHOWER ROOM:

Wide walk in shower with digital control, WC and wash basin with storage beneath. Mirrored cabinet, chrome heated towel rail, extractor fan and tiled effect flooring.

OUTSIDE REAR:

One allocated parking space and additional visitor parking space.

TENURE:

Leasehold with a share of freehold

Lease - 999 years from 29th September 1988

Service Charge - Currently £952.20 per annum

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.

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 an excellent range of schooling, 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.

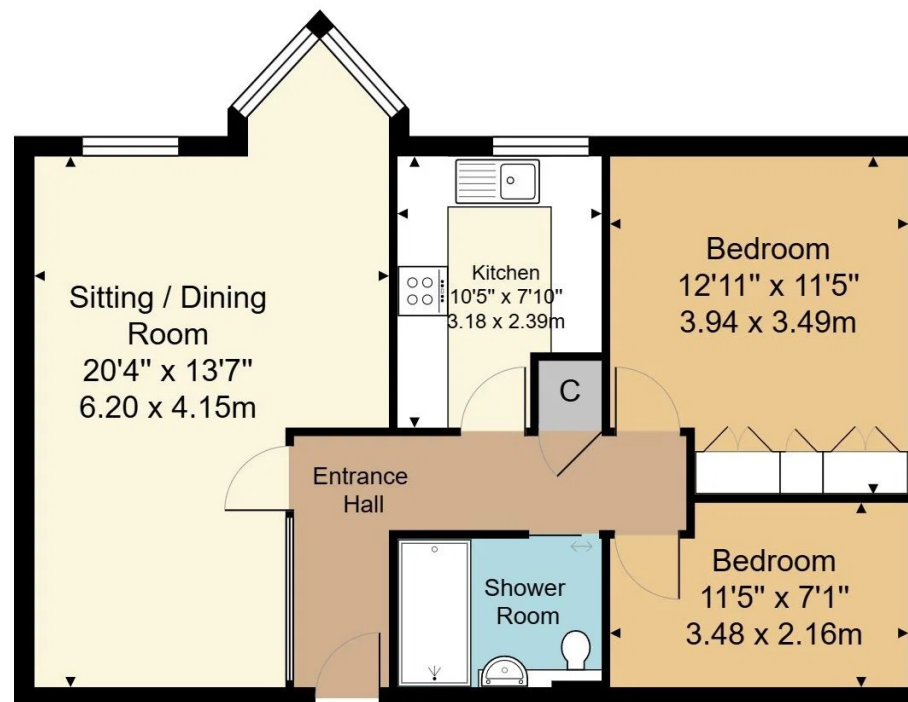
COUNCIL TAX BAND:
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VIEWINGS:
By appointment with Wood & Pilcher Crowborough
01892 665666

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 Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 702 ft² ... 65.2 m²

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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

