



MAYVERN COURT, ERIDGE ROAD

CROWBOROUGH - £220,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

15 Mayvern Court, Eridge Road, Crowborough, TN6 2SP

Entrance Hall - Sitting/Dining Room - Kitchen - Two Bedrooms - En Suite Shower Room - Bathroom
Communal Gardens - Allocated Parking Space

The communal entrance sits at the rear of the development and has stairs leading you to the first floor, where you find the apartments entrance door. Once inside, a spacious landing with deep airing cupboard gives access to each of the rooms. The kitchen offers plenty of fitted cabinets and worksurfaces and includes a fitted fan oven with gas hob and extractor along with a free-standing fridge/freezer and washing machine. Next to the kitchen is the light and airy sitting/dining room with wide windows and a Juliet balcony. It has space for large sofas, a table and chairs as well as other sitting/dining furniture. The master bedroom is a spacious double room with pleasant views to the communal garden and with lots of fitted wardrobes. It has an en-suite shower room with shower, WC and wash basin. Bedroom two is a smaller double or large single and benefits from a single fitted wardrobe. Completing the inside of the apartment is the bathroom with a p-shaped bath and shower attachment, WC, wash basin and frosted window. Outside the communal gardens are mainly laid to lawn and have some lovely, established plants and shrubs. There is one allocated parking space along with further visitors parking spaces.

Communal internal staircase to first floor and private front door opening into entrance hall.

ENTRANCE HALL:

Entry phone, airing cupboard, carpeted and radiator.

SITTING/DINING ROOM:

A spacious, light and airy room with space for large sofas and table and chairs. Carpeted, two radiators and Juliet balcony.



KITCHEN:

Range of wood floor and wall cabinets with granite effect work surfaces and incorporating a sink/drain. Fitted fan oven with gas hob and extractor, free standing fridge/freezer and washing machine. Laminate floor, tiled walls, radiator and wide window.

BEDROOM:

A double room with ample fitted wardrobes, carpeted, radiator, wide window looking onto communal gardens and door into:

EN SUITE SHOWER ROOM:

Walk-in shower, WC and wash basin. Carpeted, radiator, part tiled walls and frosted window.

BEDROOM:

A small double or large single bedroom with a single fitted wardrobe, carpeted and window looking onto communal gardens.

BATHROOM:

P-shaped bath with shower over, WC and wash basin. Carpeted, part tiled walls and wide frosted window.

OUTSIDE:

Well maintained communal gardens with areas of lawn and established plants and shrubs. One allocated parking space and visitor parking spaces.

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.

TENURE:

Leasehold with a share of the Freehold
 Lease - 125 years 24th June 1987
 Service Charge from 30.3.2025 to 31.3.2026 - £1691.64
 Ground Rent - currently £0.00
 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 Central Heating



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

Approx. Gross Internal Area 702 ft² ... 65.3 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.



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