



Farningham Road, Crowborough, TN6 2JP

Offers Over **£150,000**

Property Type: Flat

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

This modern, recently converted ground floor apartment offers modern living with a convenient location. With its own private entrance, the property welcomes you into a generously sized open-plan living, dining, and kitchen area—ideal for both relaxing and entertaining. There are 2 double bedrooms, one offers an en-suite bathroom and the other offers an en-suite W.C. and wash basin. At the rear, you'll find your own private courtyard garden, perfect for outdoor dining or enjoying peaceful moments in the open air. This property is being offered as end of chain, ensuring a smooth and hassle-free purchase. Conveniently situated in Crowborough, the property enjoys close proximity to local amenities, including shops, cafes, and schools. Crowborough train station, offering direct links to London, is just a short distance away, making it ideal for commuters. The location also benefits from nearby green spaces, including the scenic Ashdown Forest, perfect for outdoor activities and relaxation. Term of Lease: 999 years
Ground rent: 1 peppercorn per annum
Service charge: 50% of the total cost of repairing and maintaining the structural and external parts of the building and any common parts
*Share of freehold: To be allocated to each of the leaseholders on the sale of whichever of the two flats is the last to be sold.

Auctioneers Additional Comments: Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









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