



51 Kings Court Mill Lane
Crowborough, TN6 1DY
Price Guide £210,000

 2  2  1  c

A well-proportioned two-bedroom first-floor flat set within the Kings Court development. Offering bright and spacious accommodation throughout, the property features a large, open-plan living space, ideal for both relaxing and entertaining, alongside a spacious kitchen with ample room for storage and preparation.

The flat comprises two generous bedrooms, including a principal bedroom with en-suite shower and wash basin, alongside a separate family bathroom, providing practical and comfortable living for a range of buyers. While already well-presented, the property offers excellent potential for improvement, allowing new owners to personalise and add value over time.

Residents benefit from attractive and well-kept communal gardens, creating a pleasant and peaceful setting. The location is a particular highlight, being just moments from Crowborough town centre and offering the rare advantage of direct rear access to Waitrose, making everyday shopping exceptionally convenient.

The property also enjoys easy access to a recreation ground and a nearby leisure centre, perfect for outdoor activities and fitness. Crowborough itself offers a wide range of amenities, including supermarkets, banks, independent shops, and a good selection of schools for all age groups, including a sixth form community college and highly regarded primary schools.

Further benefits include a single garage, providing secure parking or additional storage.

Combining space, convenience, and future potential, this home presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Council Tax Band: C

Tenure: Leasehold

Lease & Maintenance Charge: TBC



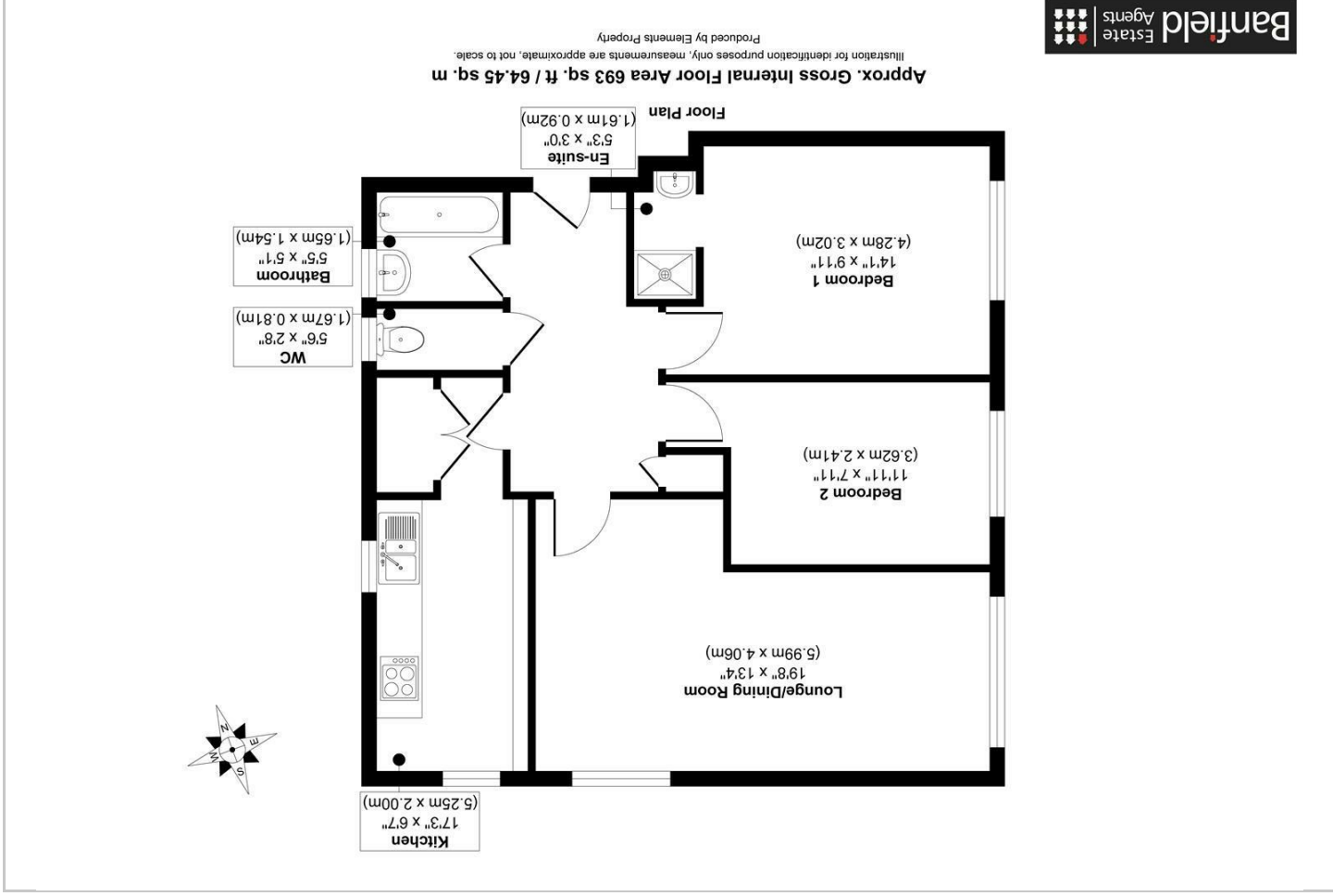


Viewing

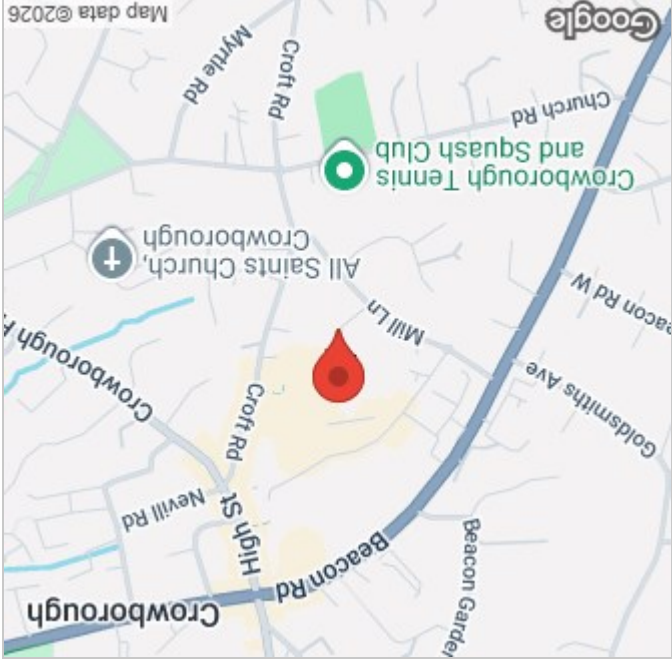
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

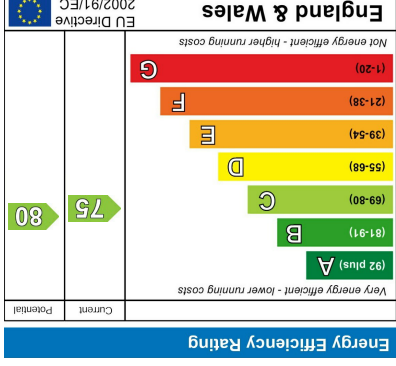
Floor Plan



Area Map



Energy Efficiency Graph



01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE
 info@banfieldresidential.com | www.banfieldresidential.com