



# HIGHLAND GRANGE, BEACON ROAD

CROWBOROUGH - £260,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

21 Highland Grange, Beacon Road, Crowborough  
TN6 1AT

Entrance Hall - Sitting Room With Balcony - Kitchen - Two  
Bedrooms - Bathroom - Separate WC - Garage En Bloc  
Communal Gardens

An excellent opportunity to acquire an extremely spacious and exceptionally well presented top floor purpose built apartment in this much favoured and sought after development within walking distance of the town centre. The accommodation comprises two double bedrooms, one benefiting from fitted wardrobes, a modern bathroom, separate wc, useful study, kitchen and a sitting room with a balcony enjoying fine views over the communal gardens and surrounding countryside. Externally is use of a single garage en block and attractive communal gardens with a good expanse of lawn and seating areas.

**COMMUNAL ENTRANCE:**

Main entrance door with entry phone system opens into the communal entrance hall. Stairs rise to the top floor with private front door into:

**ENTRANCE HALL:**

Entry phone system panel, coats hanging area, wood flooring, radiator, two storage cupboards, one housing hot water tank with shelving.

**STUDY:**

Shelving area, fitted carpet, broadband points, radiator and window to side.

**MAIN BEDROOM:**

Extensive range of wardrobes, fitted carpet, radiator and window to rear with views.

**BEDROOM:**

Currently used as a dining room with fitted carpet, radiator and window to rear overlooking communal gardens and views beyond.

**WC:**

Dual flush floating wc, wall mounted wash basin, part tiled surrounds, tiled flooring and obscured window to side.



**BATHROOM:**

P-shaped bath with integrated shower over, attractive tiled surround and shower screen, floating dual flush low level wc, vanity wash hand basin with storage under and shaver point, chrome heated towel rail with radiator insert, fully tiled walling and flooring and obscured window to front.

**KITCHEN:**

A shaker style wooden range of wall and base units with worktops and tiled splashbacks over incorporating a one and half bowl stainless steel sink. Separate spaces for a gas cooker, fridge/freezer, washing machine and tumble dryer. Cupboard housing Ideal gas boiler, tiled flooring and window to front.

**SITTING ROOM:**

A large sitting room with ample space for sofa seating, fitted carpet, two radiators and sliding patio doors open to a balcony with wrought iron surrounds to enjoy views over communal gardens and countryside beyond.

**OUTSIDE:**

This property benefits from the use of extremely well manicured communal gardens to rear which are principally laid to lawn with a selection of established shrubs and bushes and a magnolia tree, cherry tree, laburnum and a selection of hydrangeas as well as a communal paved patio seating area. The property includes a single garage en bloc accessed via up/over door and communal parking areas on a first come, first serves basis.

**SITUATION:**

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events.



The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**TENURE:**

Leasehold with a share of the Freehold  
 Lease - 199 years from 22nd July 1983  
 Service Charge - currently £2100.00 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.

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher Crowborough  
 01892 665666

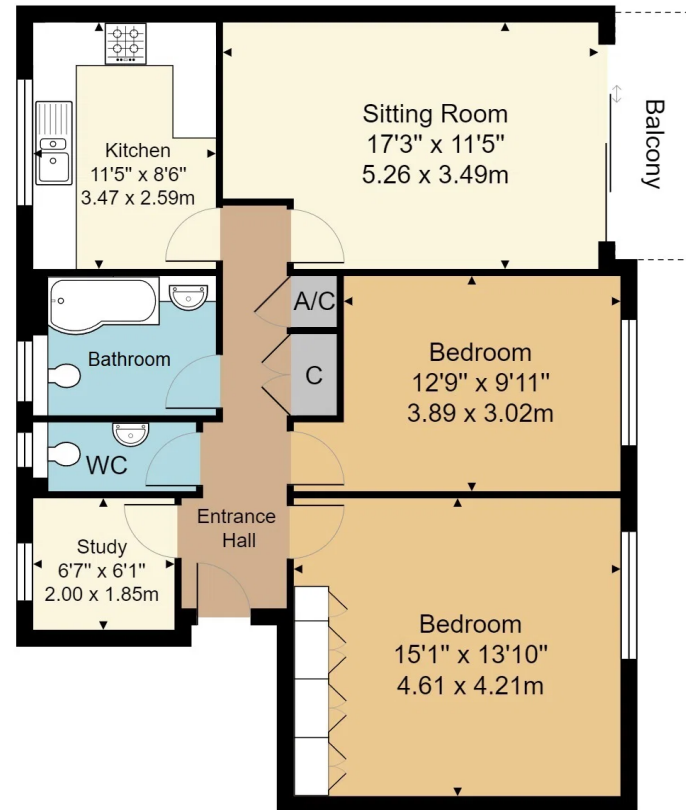
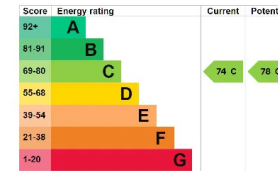
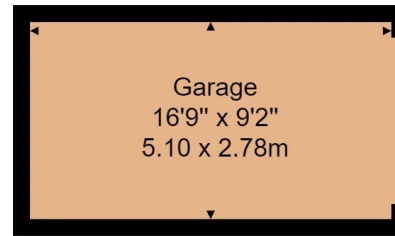
**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker  
 Mobile Phone Coverage search Ofcom checker  
 Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
 Services - Mains Water, Gas, Electricity & Drainage  
 Heating - Gas Heating

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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House Approx. Gross Internal Area 865 sq. ft / 80.3 sq. m  
 Garage Approx. Internal Area 153 sq. ft / 14.2 sq. m

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.