



## Ashburnham Road, Furnace Green

Guide Price £220,000 – £230,000

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McTAGGART**  
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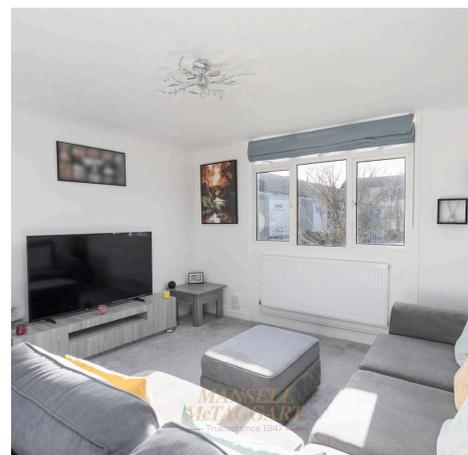




- First floor flat
- Two double bedrooms
- Walking distance to Three Bridges train station
- Generous size living/dining room
- Walking distance to Tilgate park and local amenities
- Situated within the popular residential area of Furnace Green
- Upgraded boiler in 2024
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

A well-presented and spacious two double bedroom, first-floor apartment located within the popular residential area of Furnace Green. Positioned within walking distance of Three Bridges train station, Tilgate Park and a range of local amenities, the property is ideally suited to both first-time buyers and investors alike.

The building is accessed via a secure entry phone system, leading to a communal entrance hall with stairs rising to all floors and storage cupboard. Upon entering the apartment, a welcoming hallway provides access to all rooms and benefits from a generously sized storage cupboard. The bright and spacious double-aspect living/dining room offers ample space for a variety of furniture arrangements, creating an ideal area for both relaxing and entertaining.





The fitted kitchen comprises a range of base units with an additional wall unit providing extra storage, space for a freestanding fridge/freezer, and plumbing for a washing machine. The boiler is also located within the kitchen and was replaced in 2024. There are two well-proportioned double bedrooms, both featuring large windows that allow an abundance of natural light to fill the rooms. The bathroom is finished with fully tiled walls and includes a low-level W.C., wash hand basin and panelled bath with newly fitted shower.

Externally, the property benefits from ample on-street parking and outside lockable shed.

Overall, this attractive apartment offers well-proportioned accommodation in a highly sought-after location, combining convenience, comfort and excellent transport links. With its generous living space, two double bedrooms and proximity to Three Bridges station and Tilgate Park, the property presents an ideal opportunity for first-time buyers or investors alike. Early viewing is highly recommended to fully appreciate everything this home has to offer. NO ONWARD CHAIN

#### **Lease Details**

Length of Lease: 89 years remaining on lease (2025)

Annual Service Charge – £934

Service Charge Review Period – April

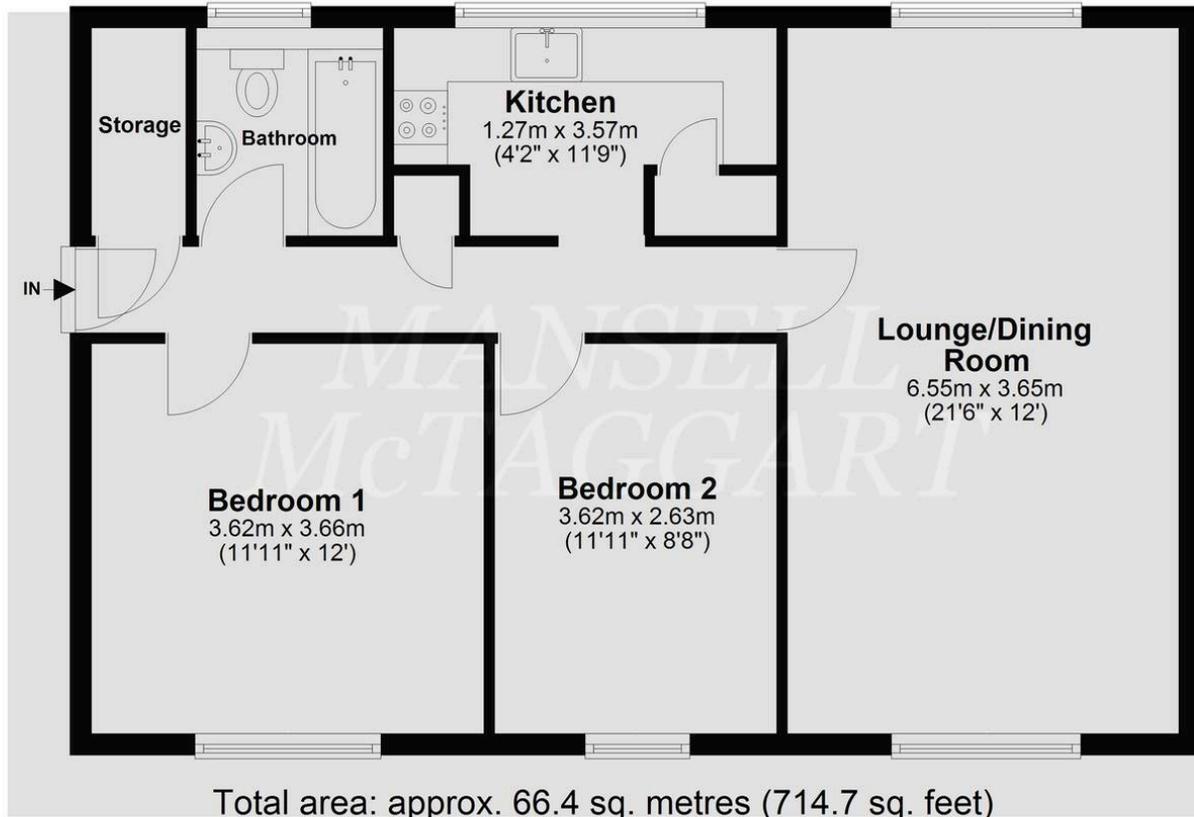
Annual Ground Rent – £10.00

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## First Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 66.4 sq. metres (714.7 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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