



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Maisonette
- 1 Bedroom
- Sitting Room
- Kitchen
- Allocated Parking Space
- Energy Efficiency Rating: D

Station Road, Rotherfield

£185,000

woodandpilcher.co.uk

6 Station Road, Rotherfield, Crowborough, TN6 3HW

A unique one-bedroom maisonette located in the heart of Rotherfield, within easy walking distance of local amenities. The property features a kitchen, sitting room, bedroom, and shower room, and benefits from one allocated parking space.

Door with window and stairs leading to the first floor.

HALLWAY:

Wooden front door, wooden flooring throughout, radiator, nest heating control, loft access and a storage cupboard.

KITCHEN:

Low-level units with washing machine, one and a half sink with drainage area, electric hob and oven and space for a stand-up fridge/freezer. Continuation of wooden flooring, boiler, radiator and window to front.

SITTING ROOM:

Continuation of wooden flooring, radiator, wall mounted lights and window to front.

BEDROOM:

Carpeted, radiator and window to rear.

SHOWER ROOM:

Walk-in shower with wall mounted showerhead, low-level WC, vanity unit with mounted sink, chrome towel rail, continuation of wooden flooring, tile surround and obscure window to rear.

OUTSIDE:

One allocated car parking space and outside storage area under the stairs

SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool.



The famous Ashdown Forest with its superb walks and riding facilities is also nearby.

TENURE:

Freehold

COUNCIL TAX BAND:

A

VIEWING:

By appointment with Wood & Pilcher Crowborough on 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

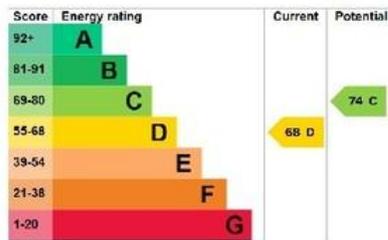
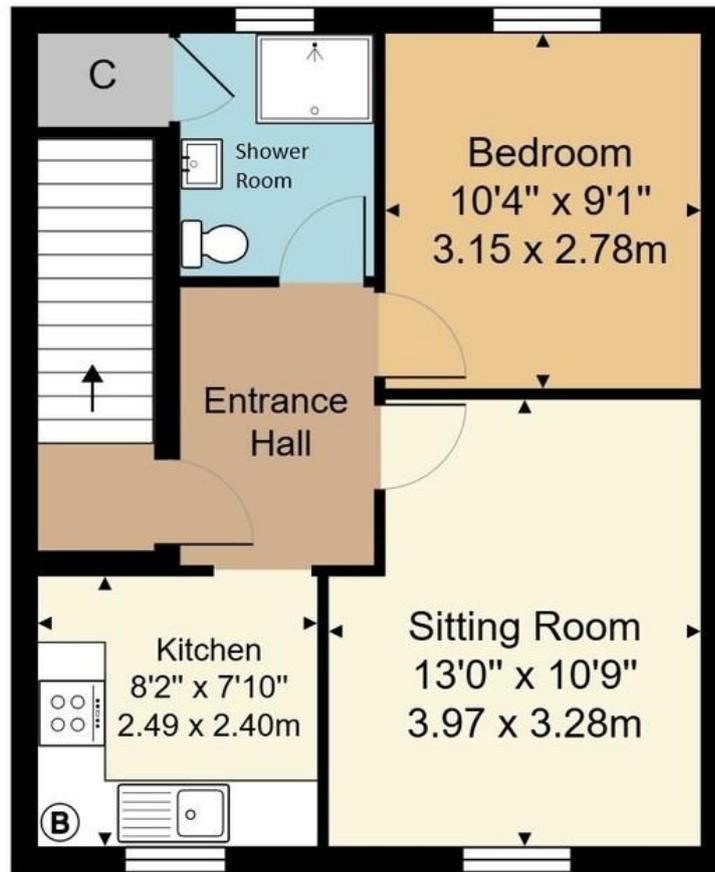
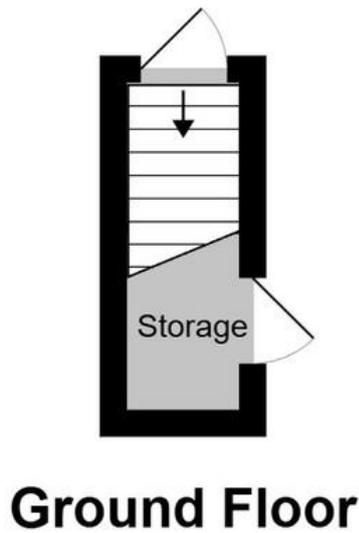
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Rights and Easements - Shared Driveway & Parking





Approx. Gross Internal Area 485 ft² ... 45.0 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.

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