



HOLLY  
COURT

BEACON ROAD

CROWBOROUGH - £175,000



WOOD &  
PILCHER

Sales, Lettings, Land & New Homes

12 Holly Court, Beacon Road,  
Crowborough, TN6 1BB

Entrance Hall - Sitting Room - Kitchen  
Bedroom - Bathroom - Communal Gardens  
Allocated Parking Space

This one double bedroom apartment is within walking distance of Crowborough Town Centre and also benefits from close by transport links. The property is situated on the first floor of this purpose built development and has been recently updated by its current owner, to include new flooring throughout. Internally, the property has a generous sized sitting room with views onto the well kept communal gardens. A separate kitchen offers smart fitted cabinets with generous worksurface space along with room for white goods. At the front of the property is the double bedroom with new carpets, and space for bedroom furniture. Completing the apartment is the bathroom which has a bath with shower over, WC, wash basin, frosted window and fitted airing cupboard housing the immersion tank. Outside the property benefits from lovely, well maintained communal gardens along with an allocated parking space. Available Chain-Free

Communal entrance doors with stairs to the apartment entrance on the first floor.

**ENTRANCE HALL:**

New wood effect vinyl flooring and loft access.



#### SITTING ROOM:

New carpets, electric radiator, television point, wide dormer window and views of the garden.

#### KITCHEN:

New wood effect vinyl flooring, grey gloss floor and wall cabinets, granite effect work surfaces, smart wall tiles with chrome sockets, sink and drainer, oven with grill and four ring electric hob with extractor fan, space for a washing machine, tall window, light and airy.

#### BEDROOM:

Space for wardrobe, new carpets and dormer window.

#### BATHROOM:

Bath with electric shower over and glass panel, wc and wash basin. Airing cupboard with immersion tank, extractor fan, wall heater, laminate flooring and frosted window.

#### OUTSIDE:

Mature communal garden with large lawn and mature plants, trees and shrubs. Allocated off road parking space.

#### SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts an excellent range of schooling, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London.



## TENURE:

Leasehold

Lease - 189 years from 24th June 1992

Service Charge - Currently £1,290.28 per annum

Ground Rent - Currently £138.00 per annum

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:

B

## 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, Electricity & Drainage  
Heating - Electric

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor  
Approximate Floor Area  
404.40 sq ft  
(37.57 sq m)

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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.



Beacon Road, Crowborough,  
East Sussex, TN6 1AL  
Tel: 01892 665666

Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED  
LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

