

Banfield Estate Agents

13 Brooklands Ghyll Road
Crowborough, TN6 1RY

Asking Price £305,000

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Situated on the sought-after Ghyll Road, Brooklands is a private apartment block of just 13 homes, surrounded by well-maintained communal gardens. This impressive top-floor apartment enjoys a lovely outlook and offers well-proportioned accommodation, convenient allocated basement storage, lift access and an allocated parking space.

The entrance hall provides a welcoming first impression, with a secure door entry system and useful storage cupboard. Double doors open into the spacious open-plan lounge and dining room, where two front-facing windows make the most of the natural light. There is plenty of room for comfortable seating and a dining area, making this a versatile space for everyday living.

The storage cupboard also provides access to a cleverly designed loft space, offering useful additional storage.

The adjoining kitchen is well appointed, with tiled flooring, a feature splashback and under-cabinet lighting. A good range of fitted units is complemented by integrated appliances including a fridge freezer, gas hob and extractor, oven, slimline dishwasher and washer/dryer. A modern sink with mixer tap and built-in wine rack complete the space.

There are two double bedrooms. The principal bedroom benefits from three fitted wardrobes, a large window and a well-equipped en-suite shower room with heated towel rail. The second bedroom is another good-sized double, with a front-facing window and angled walls which give the room an interesting shape.

The family bathroom is fitted with a bath and shower over, wash hand basin with large mirror, WC, tiled flooring and heated towel rail.

Outside, the communal gardens are particularly well cared for, providing attractive landscaped surroundings and a pleasant outlook from the apartment. An allocated parking space is also provided.

The location is well suited to those wanting convenience without being right in the centre of town. Crowborough High Street is within easy walking distance, while St John's Pre-School and Primary School, The Horder Centre and the extensive walking routes of Ashdown Forest are all close by.

A well-presented apartment within a small and private development, offering comfortable accommodation, attractive surroundings and a convenient Crowborough location.

Council Tax Band : D
Maintenance Charge : Contact Agent for further details
Ground Rent : Contact Agent for further details







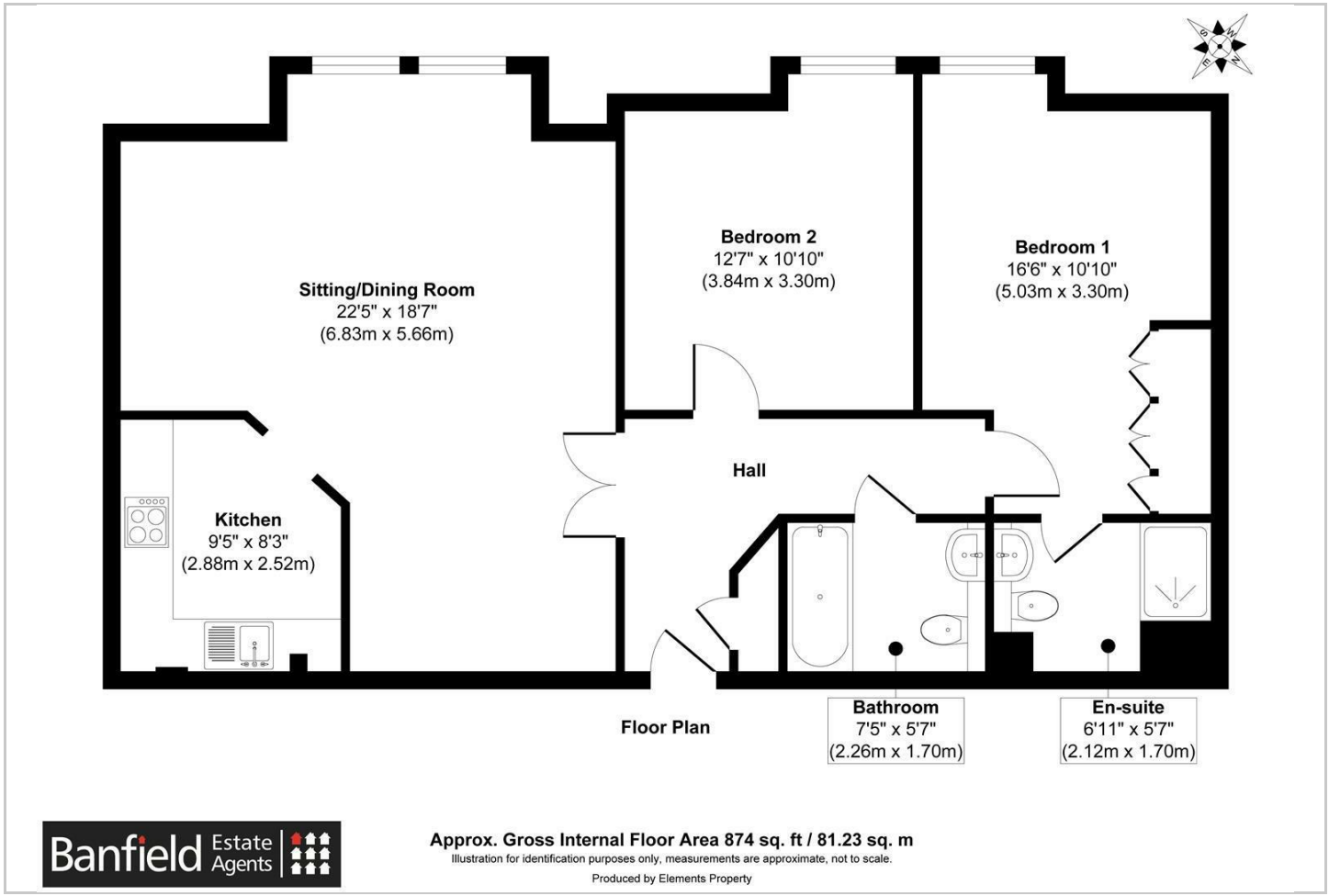






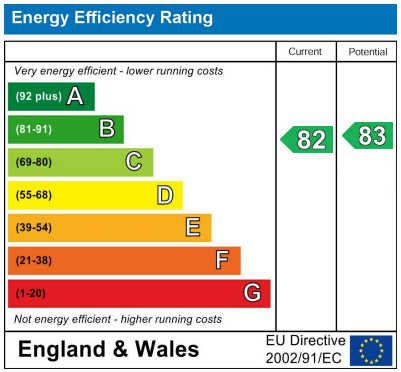


Floor Plan



Area Map





Energy Efficiency Graph

Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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