

Banfield Estate Agents

22 Ashlands Hilders Farm Close

Crowborough, TN6 2XJ

**Reduced To £215,000**

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Situated within the popular Ashlands development on Hilders Farm Close, this bright and airy three-bedroom ground floor apartment offers spacious and versatile accommodation, along with a private balcony overlooking the communal gardens and a garage en bloc.

The property is accessed via a secure communal entrance with entry phone system, leading into a welcoming hallway with useful storage. The impressive dual-aspect living/dining room is a real highlight, featuring a front-facing window and large sliding patio doors opening onto the private balcony, creating a light and spacious area ideal for relaxing or entertaining.

The fitted kitchen offers a range of wall and base units, ample worktop space, integrated cooking facilities and space for appliances. The apartment benefits from three well-proportioned bedrooms, with the main bedroom enjoying built-in storage and a pleasant outlook over the gardens. A modern bathroom completes the accommodation.

Outside, Ashlands is set within attractive communal gardens and grounds, with the added benefit of a garage en bloc providing secure parking or additional storage.

Conveniently located for Crowborough town centre, local amenities, schools and transport links, this well-presented apartment offers comfortable and spacious living in a sought-after development. Early viewing is highly recommended.

Council Tax Band : B

Ground Rent : £100 per annum

Maintenance Charge : £110.28 per month

Local Authority : Wealden









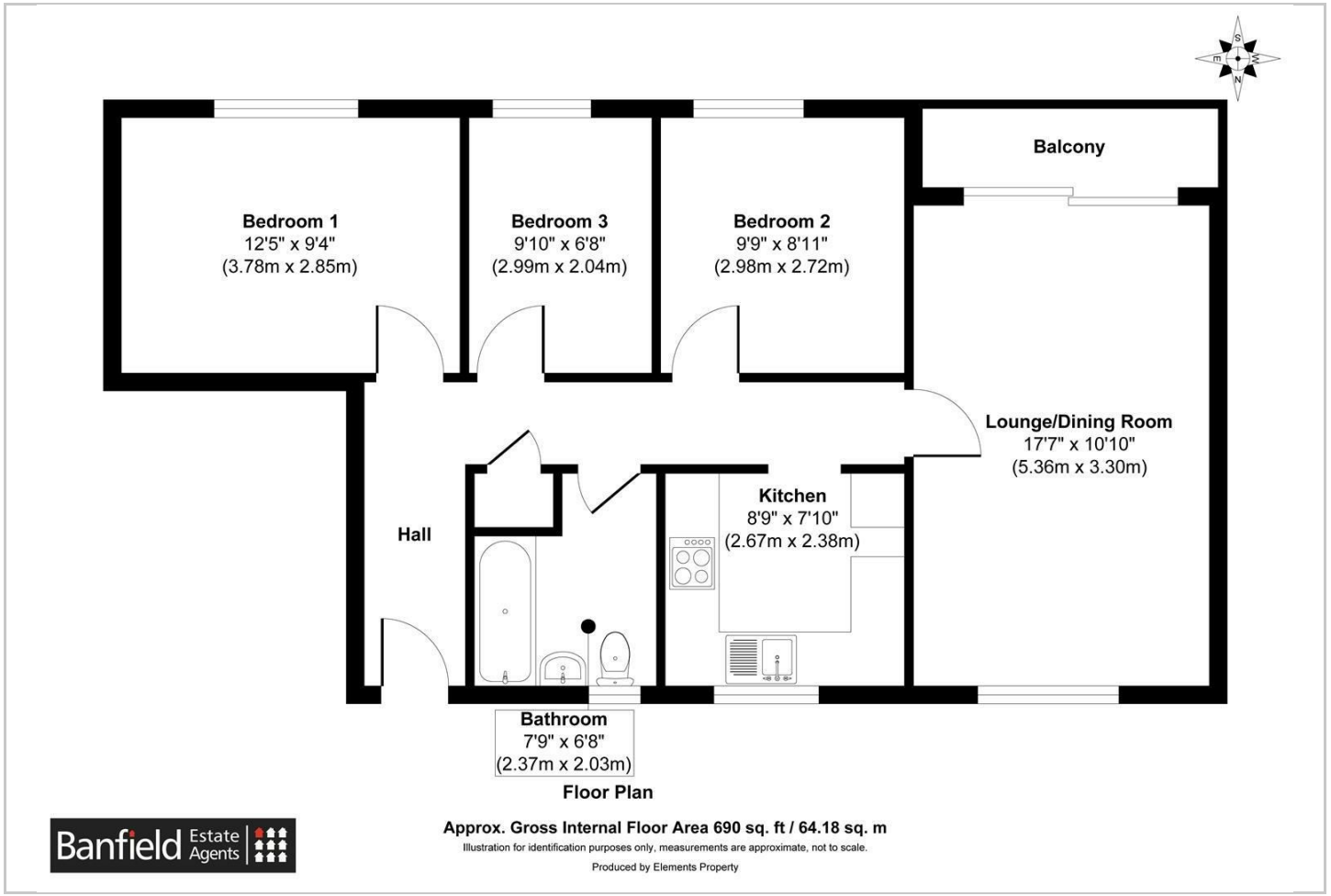






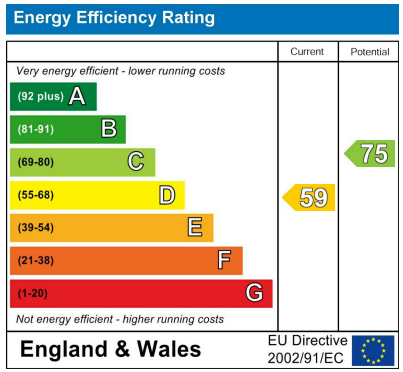


## Floor Plan




## Area Map




## Energy Efficiency Graph

## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333
if you wish to arrange a viewing appointment for this property or require further information.

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