



Flat 2 Ranely Crowborough Hill
Crowborough, TN6 2DB
By Auction £155,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000

Lease - 990 Years Remaining | Share Of Freehold | Maintenance Charge - £133 PCM

Set within an elegant Edwardian building, this characterful one-bedroom ground floor flat offers a wonderful blend of period charm and modern versatility. High ceilings, generous windows, and original features create a warm and inviting atmosphere throughout.

The main living space includes a bright lounge, a kitchen, a double bedroom, and a bathroom. A notable feature is the converted basement, providing valuable additional space—perfect as a home office, studio, hobby room, or for extra storage.

Residents also enjoy access to a communal garden, offering a peaceful outdoor retreat ideal for relaxing or enjoying time in the sunshine.

Further benefits include an allocated parking space, adding convenience in this sought-after location.

With its combination of charm, practicality, and flexible living, this unique home is well suited to first-time buyers, downsizers, or investors seeking a property with character and appeal.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

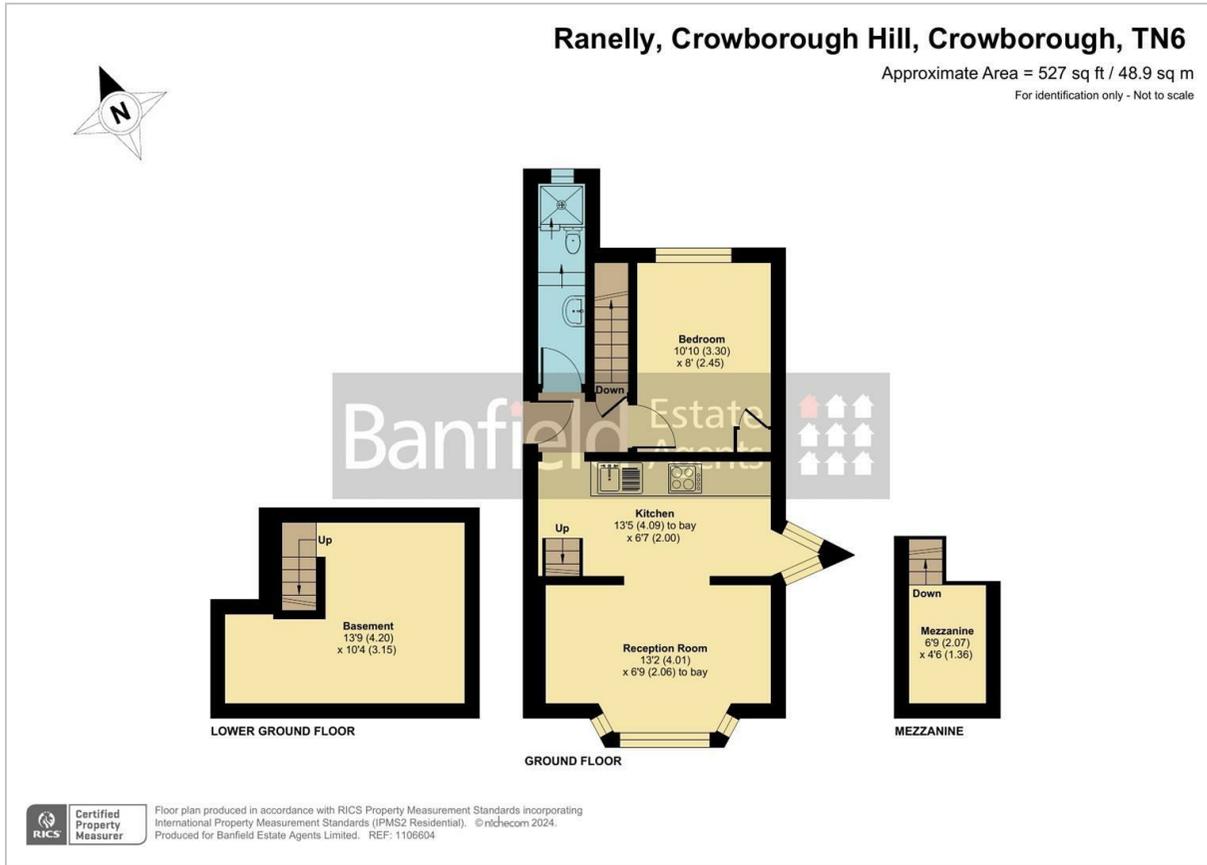
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

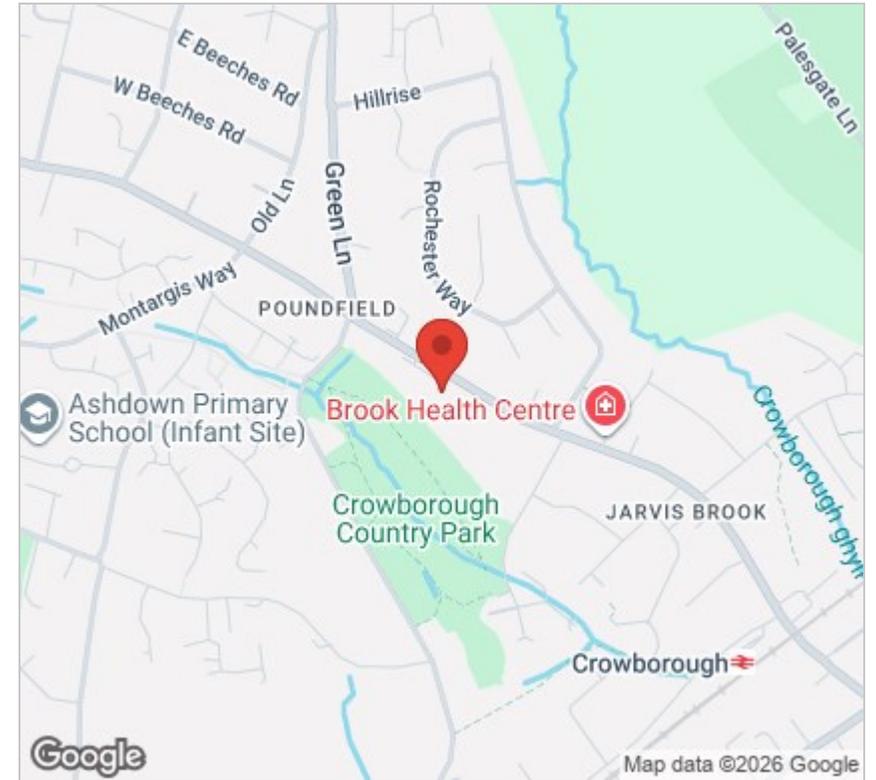




Floor Plan



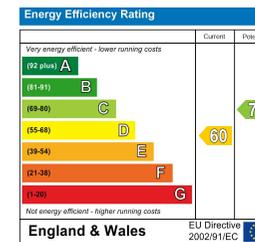
Area Map



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.

Energy Efficiency Graph



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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