



Banfield Estate Agents
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www.banfieldresidential.com
FOR SALE

Flat 7 Windsor Court
Crowborough, TN6 2HT
Price Range £220,000



PRICE RANGE: £220,000 - £240,000

Step into Light, Comfort, and Convenience – A Beautiful First-Floor Maisonette with Its Own Private Entrance

Banfield Estate Agents are delighted to present this bright and beautifully maintained two-bedroom first-floor maisonette, ideal for first-time buyers, downsizers, or those seeking a peaceful retreat with the benefit of no onward chain.

Privately accessed via its own side entrance, you're welcomed by a generously sized hallway – the perfect space to neatly tuck away coats and shoes after a walk through the surrounding greenery. Climb the stairs and discover a light and airy home where natural sunlight pours in through large windows, instantly creating a warm and uplifting atmosphere.

The heart of the home is the spacious L-shaped living/dining room, thoughtfully laid out for relaxation and entertaining. Double aspect windows to the front and side offer a panoramic sense of openness, while a charming feature fireplace adds a touch of cosy character.

The modern kitchen was newly installed just three years ago and is both stylish and practical, fitted with sleek high-gloss units, ample worktop space, and everything you need for easy day-to-day living – including a gas hob, electric oven, washing machine, fridge freezer, and an integrated dishwasher which is included in the sale. A window overlooking the rear garden brings in natural light and a pleasant view.

Both bedrooms are a good size, with the principal bedroom enjoying a front-facing aspect and the second bedroom peacefully set to the rear – ideal as a guest room, home office or nursery.

The contemporary bathroom was completely redecorated three years ago and features a high-quality non-electric power shower with multiple spray settings, from jet to rainfall. It also includes a white P-shaped bath, wash hand basin, and WC – all finished with clean lines and complemented by an opaque window for privacy. An extractor fan and a mirror with built-in lighting add further convenience and style.

The maisonette also benefits from a spacious loft with ladder access, offering excellent storage and potential for conversion into a third bedroom, subject to the usual permissions.

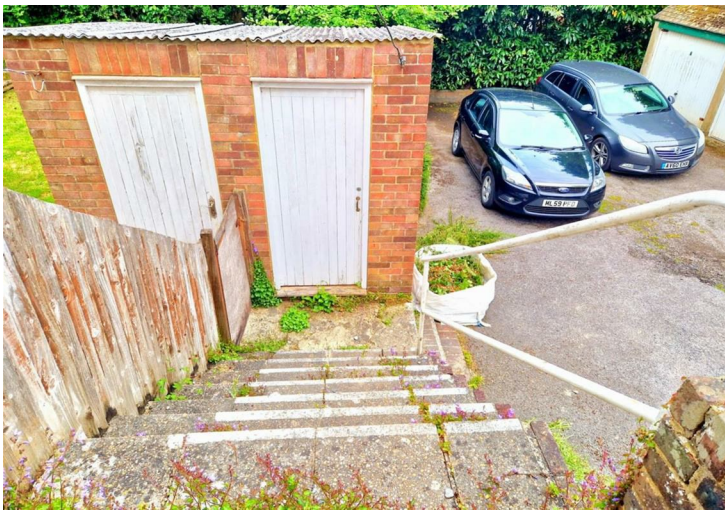
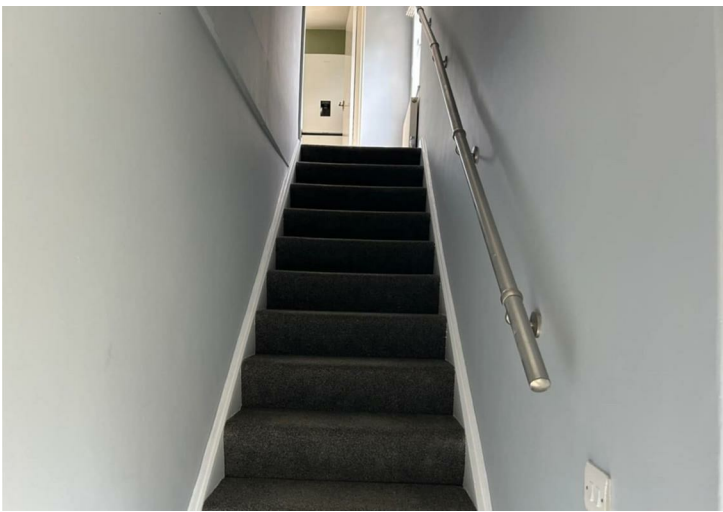
Outside, the front garden area is mainly laid to lawn, framed by mature shrubs and flower beds – perfect for pottering or adding a personal touch of colour. A brick-built shed with electricity provides secure storage or the potential for a hobby space. The property also includes the use of a garage and an allocated plot just outside the brick wall), plus plenty of additional parking spaces nearby with no yellow lines.

Ownership details:

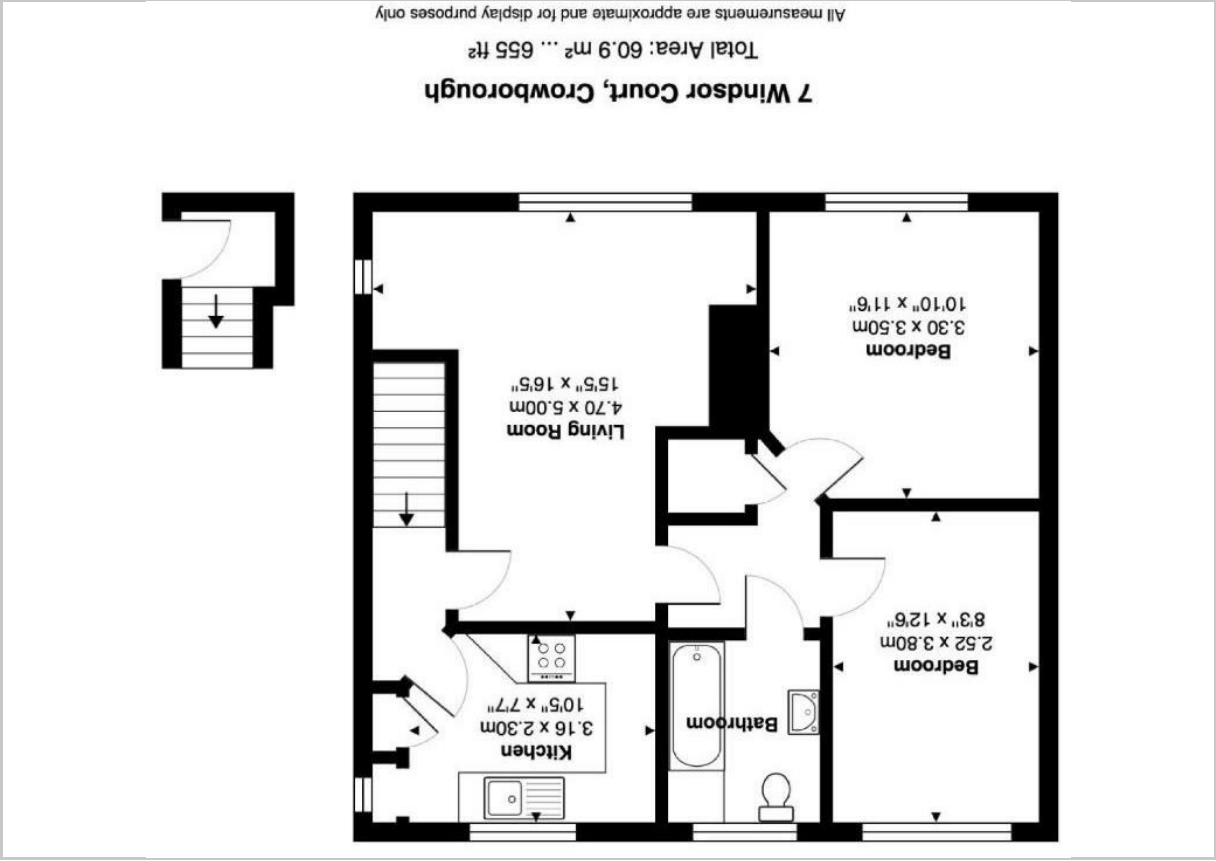
- Share of freehold
- Lease: 999 years from 1959
- No ground rent
- No maintenance fee
- Building insurance for 2025: £249.65
- Admin fee for 2025: £15.00
- Garage rent (12 months): £120.00
- Total annual cost: £384.65

With its combination of space, light, flexibility, and excellent value – all set in a peaceful and well-maintained setting – this maisonette truly offers easy living at its best.



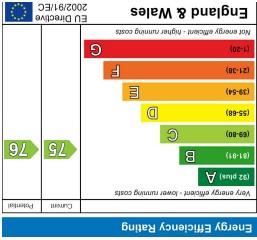


Floor Plan

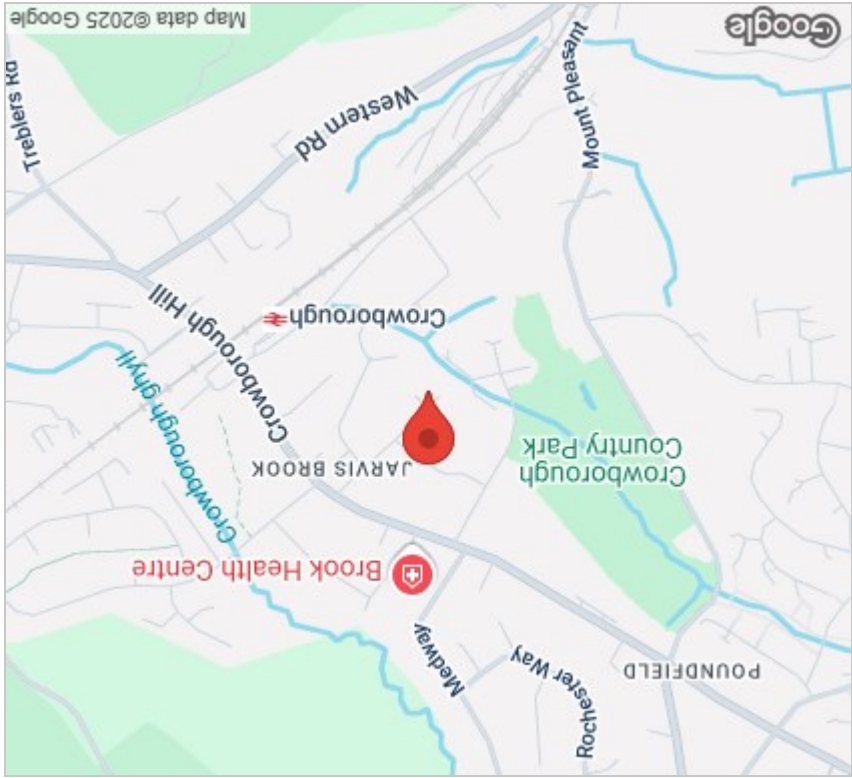


Viewing

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



01892 653333

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