



4 High Sussex Beacon Road
Crowborough, TN6 1AY
Asking Price £280,000



Banfield Estate Agents are delighted to present this spacious two double bedroom, character apartment, nestled in a highly desired location within walking distance of Crowborough town centre with its varied range of shopping facilities. The property comprises a communal entrance with fireplace and oak panelling, a private entrance with a hallway, spacious kitchen/dining room, a separate utility room and an impressive sitting room as well as two good sized double bedrooms and a recently refurbished bathroom. A staircase and glazed hatch, in the hallway, provides access to a magnificent, fully enclosed private roof terrace, with a spectacular far reaching views to the Ashdown Forest and the surrounding countryside. Externally the property has a well maintained and large driveway with allocated parking bay and ample visitors parking. Viewing is encouraged to appreciate the close proximity to the town centre.

Communal Entrance

Entered via a wooden front door with stain glass detailing. The doorway houses the individual security intercom systems. Leading to:-

Entrance Hallway

This grand entrance sees an exposed brick entrance porch leading to a hallway with oak panelled walls with an impressive stone fireplace. Stairs rise to the second floor.

Private Entrance & Hallway

A wooden front door opens to this light and bright hallway. Oak flooring instantly greets you, creating a warm and low maintenance welcome. There is ample room for additional furniture, be it built in or freestanding. A staircase leads to a glazed hatch opening to the incredible private roof terrace, offering stunning views of the surrounding countryside. Radiators. Consumer unit. Doors to:-

Kitchen/ Dining Room

A range of wooden wall and base units are paired with laminate work tops and fully tiled splash back, creating ample storage and preparation space whilst also housing a sink with drainer and mixer tap. There is also space for a cooker with an extractor fan, above. This kitchen benefits from a generous larder cupboard providing useful additional storage space. The kitchen allows room for a family dining table and with the Velux window to the side and a window to the rear, you have a a wonderfully light area to dine and enjoy. Loft hatch leading to the roof void. Radiator. Door to:-

Utility Room

Wooden base units with a laminate work top provide handy storage and preparation space with a tiled splash back. Space and plumbing for a washing machine. Access to eaves storage. Leaded detail window to the front. Gas fired boiler.

Living Room

This sizable room has a decorative brick fireplace creating an attractive focal point to the room. Ample room for living furniture. Large window to the side. Radiator.

Bedroom One

This great size double bedroom benefits from two integrated double wardrobes providing both hanging and folding space, with additional storage, above. Door to eaves storage. Ample space for further furniture, if desired. Window to the front. Radiator.

bedroom Two

This double bedroom benefits from an integrated wardrobe providing hanging space. Door to eaves storage. Window to the side. Radiator.

Bathroom

A recently refurbished suite comprises a panel bath with chrome mixer tap and tiled surround. A hidden cistern toilet is set into generous vanity storage, housing a sink with chrome mixer tap and tiled splash back. Wall mounted towel rail radiator. A cupboard with two door access, houses the hot water tank with generous slatted linen storage. Two windows to the front.

Parking & Driveway

To the front of the building there is a large private gravelled driveway with a designated parking bay as well ample parking for visitors.

Location

Conveniently located within walking distance of Crowborough town centre, providing a wealth of local shops and amenities, including a range of supermarkets as well as the community centre, a public library and leisure centre. Three highly regarded primary schools and Beacon Academy are within easy reach. The near by Ashdown Forest offers full public access for walkers, runners and dog owners and the beautiful spa town of Tunbridge Wells with its theatres, cafes and shopping facilities are within driving distance.

Additional Information

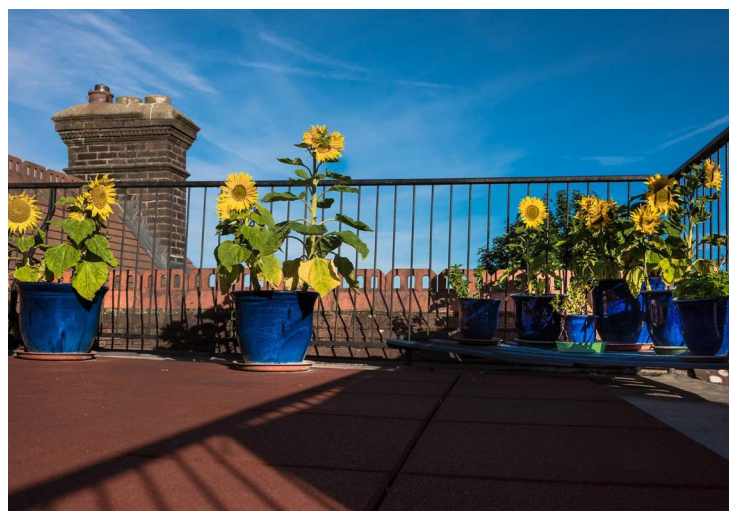
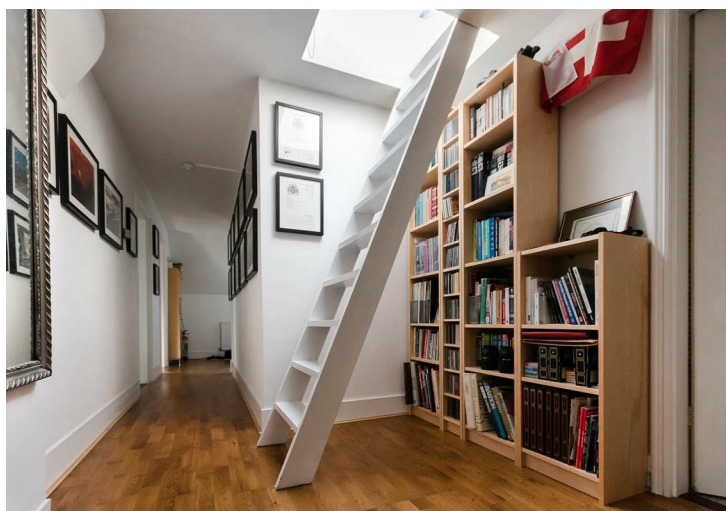
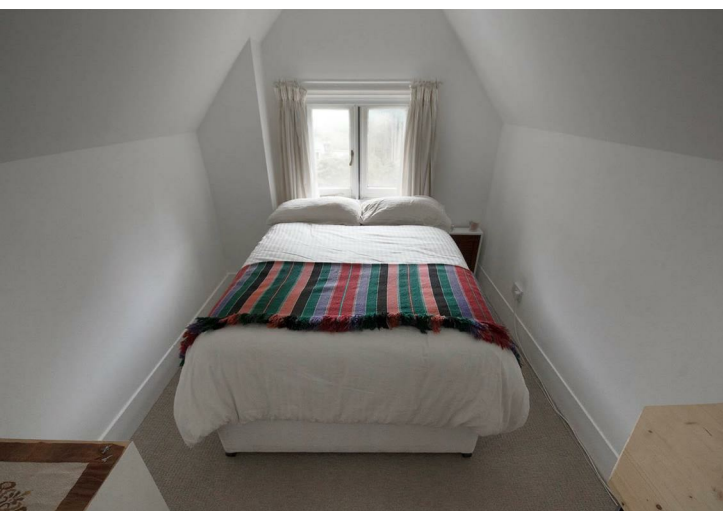
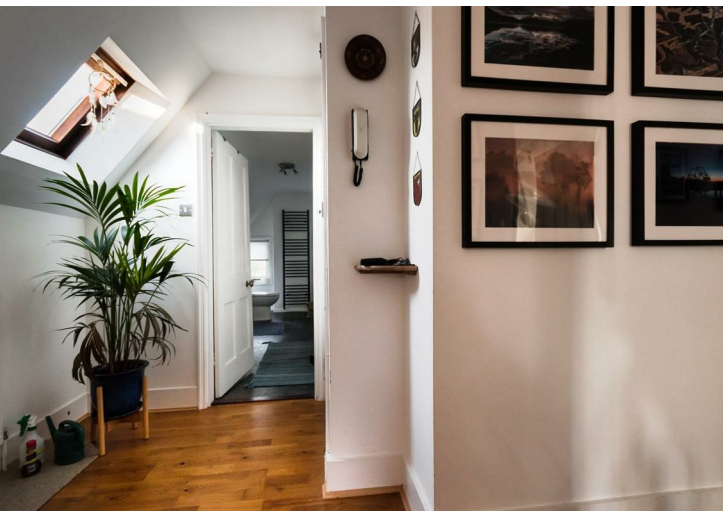
Wealden District Council. Council Tax Band B.

EQUAL SHARE OF FREEHOLD = 20%

SHARE OF SERVICE CHARGE (AND OTHER COSTS) = 15%.

Service charge incudes:

maintenance common areas, fire alarm servicing, accounts filing costs. Buildings insurance is separate due in October last year was £540 for this property and includes directors liability insurance



2ND FLOOR
APPROX. FLOOR
AREA 83.4 SQ.M.
(898 SQ.FT.)

Room Details:

- Bedroom: 12'1 x 12'1
- Bedroom: 7'6 x 13'4
- Hallway: 7'7 x 2'7
- Bathroom: 7'8 x 13'4
- Kitchen: 4'01m x 4'01m
- Dining Area: 13'2 x 13'2
- Living Room: 13'4 x 12'7
- Utility Room: 2'16m x 2'11m
- Storage
- Roof Terrace: 16'2 x 12'1
- Roof Garden: 4'92m x 3'68m

TOTAL APPROX. FLOOR AREA 83.4 SQ.M. (898 SQ.FT.)

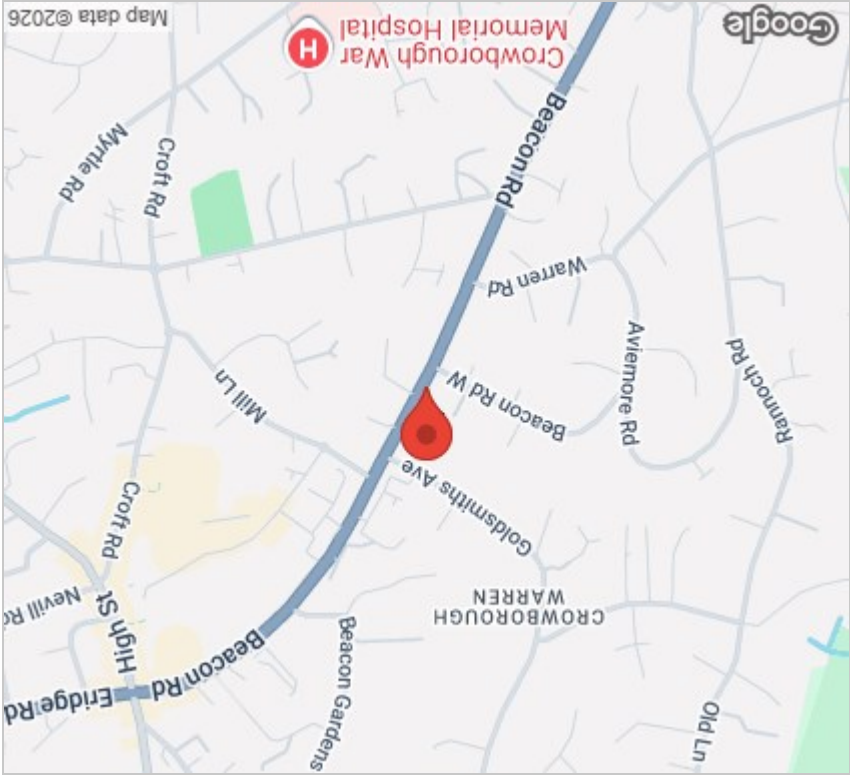
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed a statement or representation of fact. (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the foregoing. (e) the accuracy is not guaranteed and neither Hamilton Residential Sales and Leasing nor its agents or representatives make any representation or warranty whatsoever in relation to this property or its employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Graph



Area Map

Energy Efficiency Rating	
Current	Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs
Potential	62 74

Environmental Impact (CO ₂) Rating																									
Current	Very environmentally friendly - lower CO₂ emissions Not environmentally friendly - higher CO₂ emissions <table><thead><tr><th>Rank</th><th>Country</th><th>CO₂ Emissions (g/kWh)</th></tr></thead><tbody><tr><td>A</td><td>Denmark</td><td>92 (plus)</td></tr><tr><td>B</td><td>Sweden</td><td>81-84</td></tr><tr><td>C</td><td>Finland</td><td>69-80</td></tr><tr><td>D</td><td>Netherlands</td><td>55-68</td></tr><tr><td>E</td><td>Germany</td><td>39-54</td></tr><tr><td>F</td><td>France</td><td>21-38</td></tr><tr><td>G</td><td>Italy</td><td>20</td></tr></tbody></table>	Rank	Country	CO ₂ Emissions (g/kWh)	A	Denmark	92 (plus)	B	Sweden	81-84	C	Finland	69-80	D	Netherlands	55-68	E	Germany	39-54	F	France	21-38	G	Italy	20
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