



Lower Flat, Glenholme Church Road

Rotherfield, TN6 3LG

Price Guide £250,000



## Discover Village Living with Modern Comfort

Nestled just off the high street, this delightful two-bedroom ground-floor garden apartment offers the perfect blend of tranquility and convenience. Hidden away in a peaceful enclave, even locals might not realize it's there, yet it's just a stone's throw from the vibrant heart of the village and its array of amenities.

### Property Overview

This chain-free home is ideal for a wide variety of buyers, whether you're downsizing, upsizing, a first-time buyer, or looking for a sound investment. With its own private entrance, the property welcomes you into a well-appointed kitchen area. The galley-style kitchen features a separate cove, currently housing the boiler but offering an ideal space for use as a utility area.

From the kitchen, step into a small yet practical vestibule that provides access to the modern shower room and the spacious master bedroom. The light and bright lounge area serves as the heart of the home, complete with a feature fireplace (currently blocked up) and patio doors leading to a generously sized courtyard. The lounge also connects to the second bedroom, making it a versatile space for family or guests.

The courtyard is a true highlight -paved for low maintenance and ideal for year-round enjoyment. Picture yourself gathered around a firepit on a crisp winter evening or savouring a glass of wine on a warm summer night.

### Location, Location, Location

Rotherfield is a charming village steeped in history and community spirit. The property is perfectly situated to enjoy all the local amenities, including general stores, a pharmacy, a doctors' surgery, welcoming local inns, churches, and a primary school.

For broader shopping and leisure opportunities, the bustling town of Crowborough is just four miles away. Here, you'll find supermarkets, junior and senior schools, and mainline rail services at nearby Jarvis Brook, offering convenient links to London.

Recreational enthusiasts will appreciate the excellent facilities in the area, such as golf courses at Crowborough Beacon and Boars Head, the Crowborough Tennis & Squash Club, and the Crowborough Leisure Centre with its indoor swimming pool. Nature lovers will delight in the proximity to the renowned Ashdown Forest, offering superb walking and riding opportunities in a picturesque setting.

### Key Features

**Two Bedrooms:** Spacious master bedroom and a versatile second bedroom.

**Garden Apartment:** Ground-floor living with a private courtyard.

**Additional Information - Lease tbc**

**Modern Shower Room:** Contemporary design and fixtures.

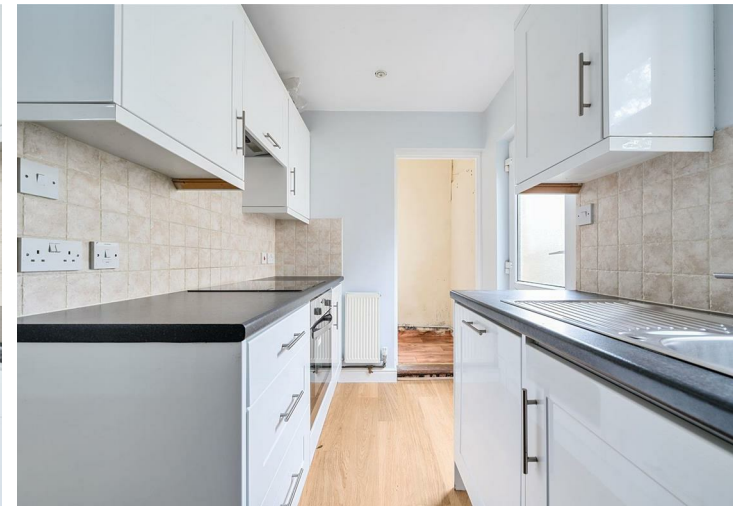
**Light-Filled Lounge:** Patio doors leading to outdoor space.

**Convenient Kitchen:** Includes a utility cove for added practicality.

**Prime Location:** Hidden yet central, with easy access to village life and nearby towns.

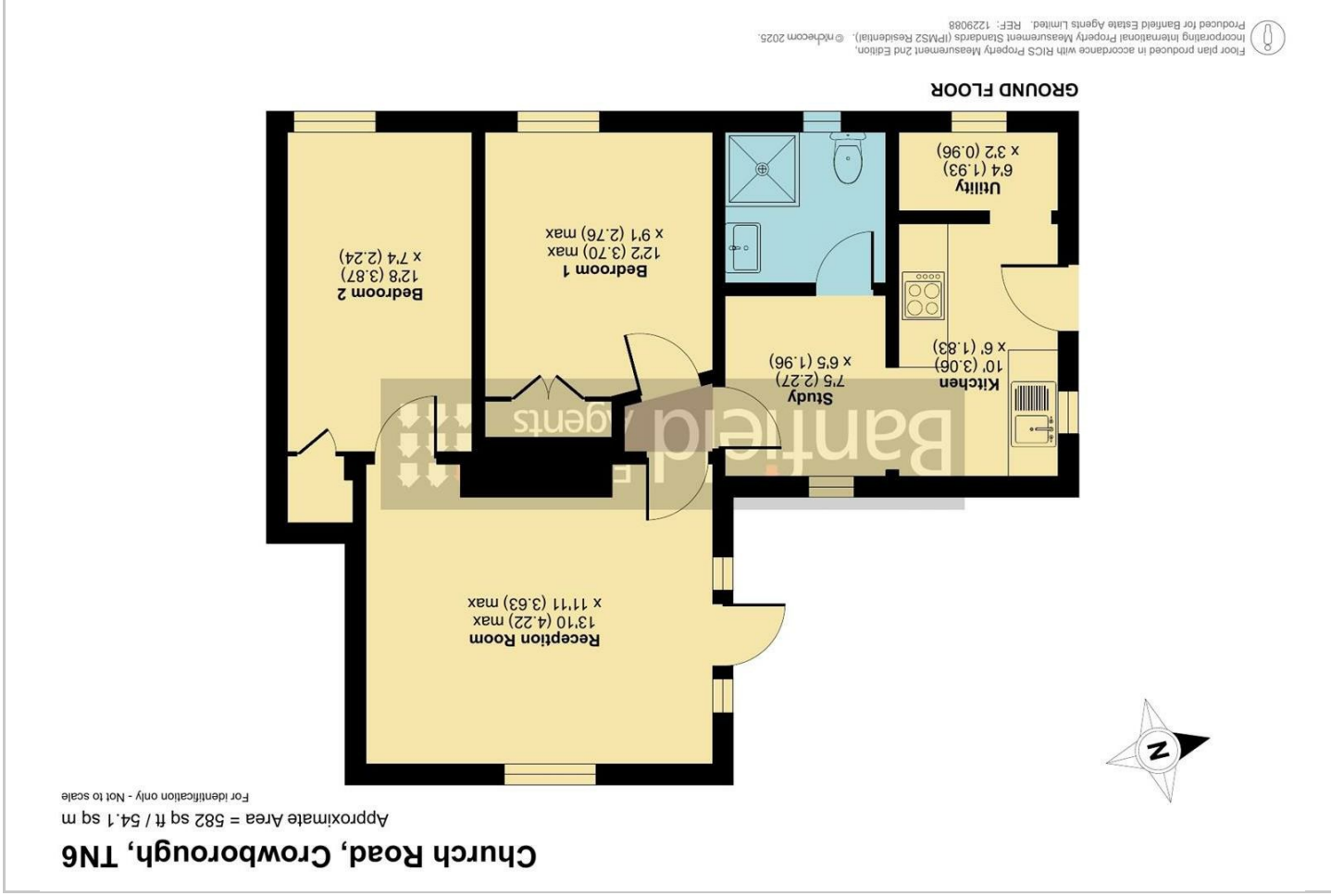
**No Chain:** A stress-free move awaits.

This property presents a rare opportunity to enjoy the best of both worlds - a peaceful retreat with all the conveniences of village living. Don't miss your chance to make this charming garden apartment your new home. Contact us today to arrange a viewing!





## Floor Plan



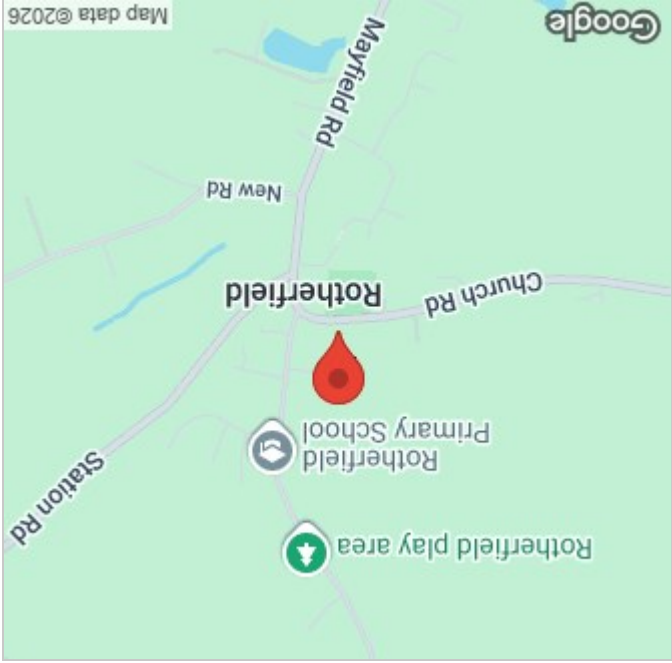
## Viewing

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.

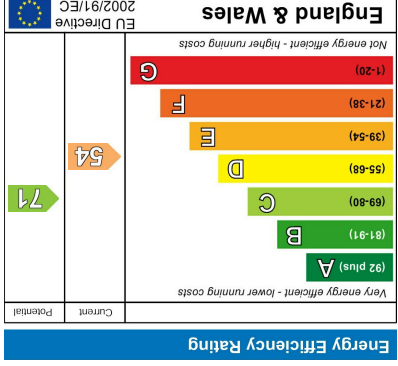
# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE  
 info@banfieldresidential.com | www.banfieldresidential.com

## Area Map



## 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.