Banfield Estate Agents

# Lower Flat, Glenholme Church Road

Rotherfield, TN6 3LG

**Price Guide £250,000**

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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.

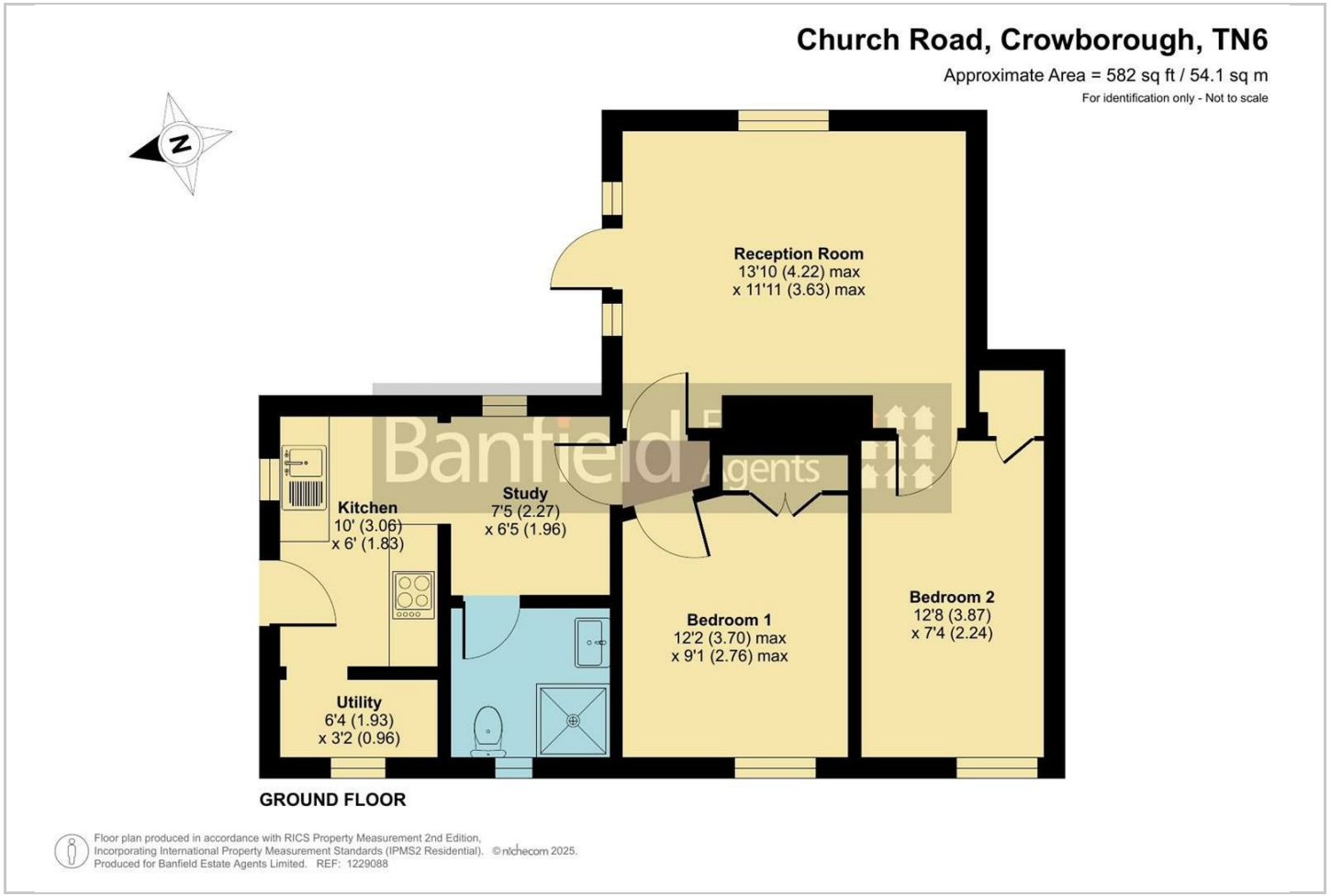
Convenient Kitchen: Includes a utility cove for added practicality.

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

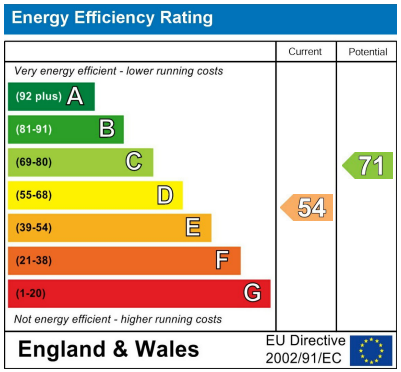
No Chain: A stress-free move awaits.

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




## 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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