Banfield Estate Agents

# 39 Kings Court Mill Lane

Crowborough, TN6 1DY

**Asking Price £210,000**

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Spacious Ground Floor Apartment in Prime Town Centre Location

This generously proportioned two-bedroom ground floor apartment is nestled in the heart of a highly regarded and well-maintained development. With its superb location—just moments from the town centre and benefiting from direct rear access to Waitrose—this home presents the perfect blend of convenience, comfort, and potential.

As you step through the private entrance, you're greeted by a spacious hallway complete with built-in storage, setting the tone for the apartment's practical layout and easy flow.

The dual-aspect living/dining room is bathed in natural light thanks to large windows and a glass door—a peaceful green space ideal for morning coffees or a moment of calm.

The separate kitchen offers ample cabinet space and a practical layout, with views to both the front and side of the property. There is plenty of scope to reimagined a more open-plan design if desired.

Both bedrooms are well-proportioned doubles, both light and airy. The family bathroom completes the internal accommodation, with its stylish contemporary design is a great place to relax at the end of a busy day.

Further benefits include:

Garage en bloc

Share of Freehold

Private rear access to Waitrose

Well-kept communal gardens

999-year lease from 1975

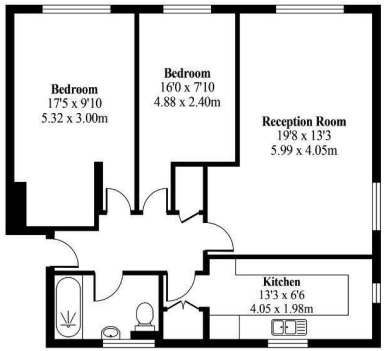
Low monthly maintenance charge of £10 pcm

LOVE

## Floor Plan

**39 Kings Court, Crowborough, TN6**
Gross internal floor area (approx):
68.96 sq m / 742sq ft

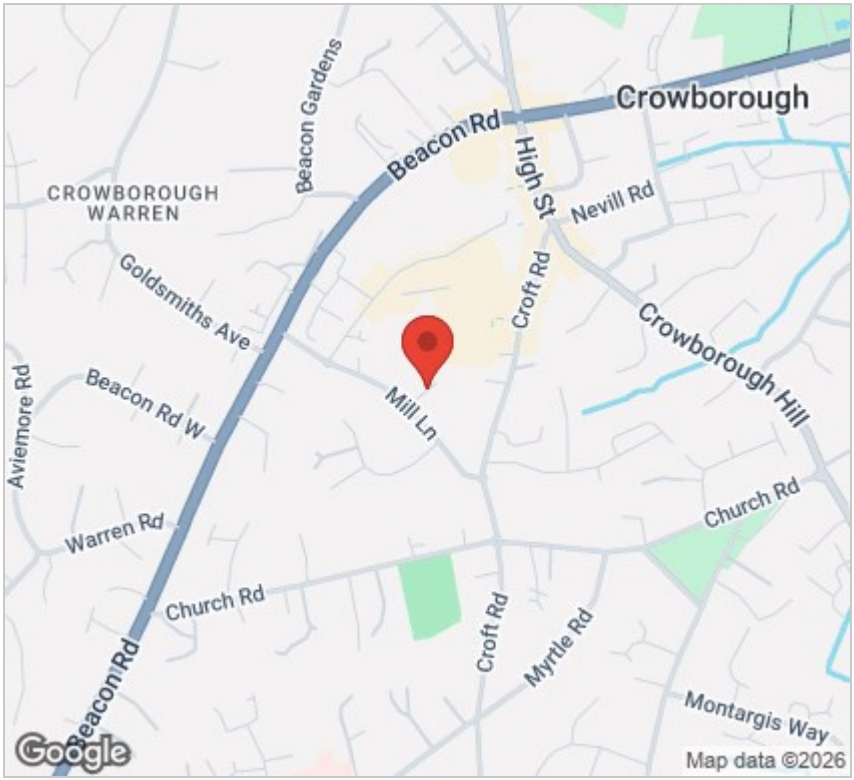
**Ground Floor**



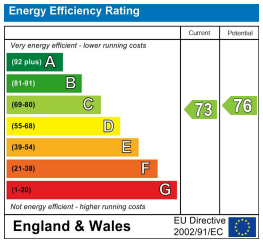

RICS

FLOOR PLAN PRODUCED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT 2ND EDITION, ASSEMBLED FOR BANFIELD ESTATE AGENTS LTD. © NAREIC.CO.UK 2025

## 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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