



51 Kings Court Mill Lane
Crowborough, TN6 1DY
Price Guide £210,000

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A well-proportioned two-bedroom first-floor flat set within the Kings Court development. Offering bright and spacious accommodation throughout, the property features a large, open-plan living space, ideal for both relaxing and entertaining, alongside a spacious kitchen with ample room for storage and preparation.

The flat comprises two generous bedrooms, including a principal bedroom with en-suite shower and wash basin, alongside a separate family bathroom, providing practical and comfortable living for a range of buyers. While already well-presented, the property offers excellent potential for improvement, allowing new owners to personalise and add value over time.

Residents benefit from attractive and well-kept communal gardens, creating a pleasant and peaceful setting. The location is a particular highlight, being just moments from Crowborough town centre and offering the rare advantage of direct rear access to Waitrose, making everyday shopping exceptionally convenient.

The property also enjoys easy access to a recreation ground and a nearby leisure centre, perfect for outdoor activities and fitness. Crowborough itself offers a wide range of amenities, including supermarkets, banks, independent shops, and a good selection of schools for all age groups, including a sixth form community college and highly regarded primary schools.

Further benefits include a single garage, providing secure parking or additional storage.

Combining space, convenience, and future potential, this home presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Council Tax Band: C

Lease: 999 years from December 1975

Current Maintenance Charge: £10.00 pcm | No Ground Rent

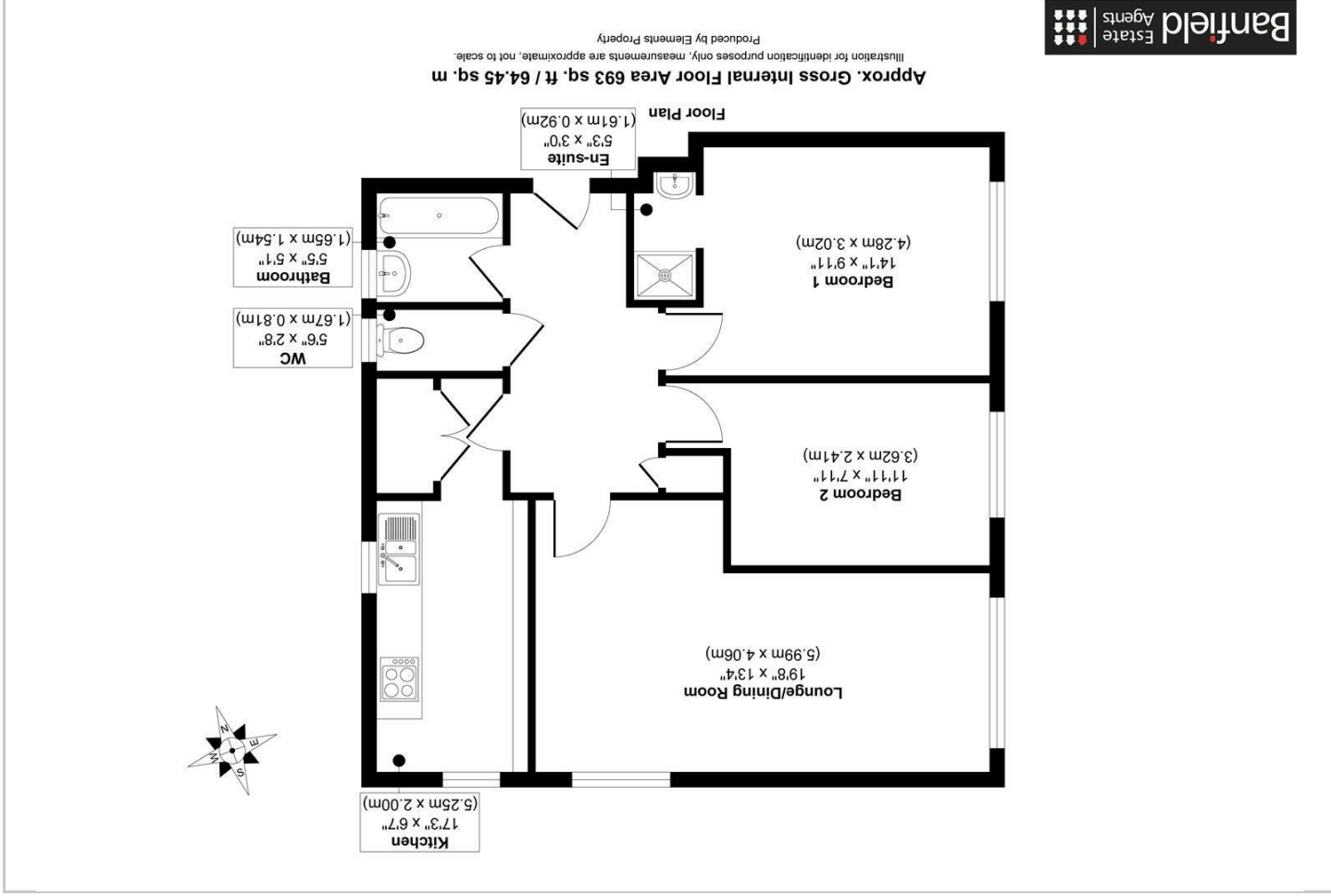




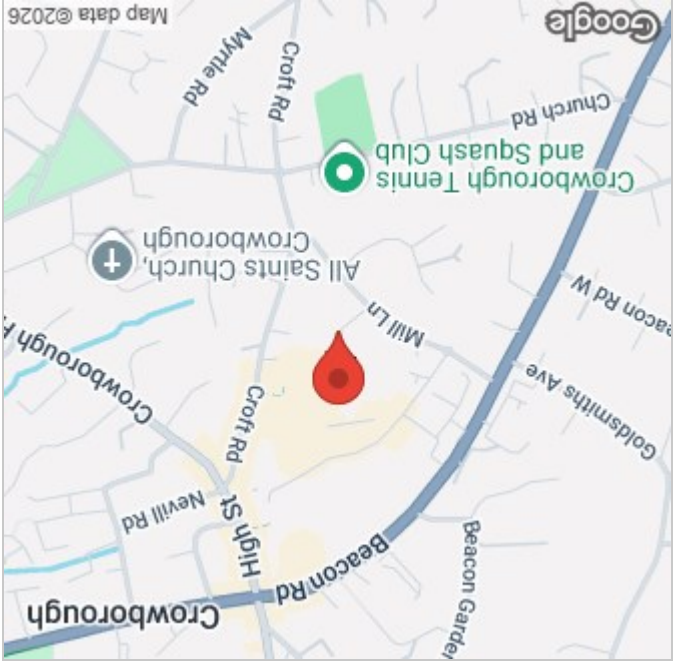
Viewing



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.



Floor Plan



Area Map

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	75
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Efficiency Graph

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE

info@banfieldresidential.com | www.banfieldresidential.com

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