



## 2 bed apartment to buy in TN6

Farningham Road, Crowborough, East Sussex, TN6 2JP

**£140,000** Starting Bid

 x2  x1  x1

Tenure

**Share Of Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Two Bedrooms
- ✓ Share of Freehold
- ✓ En-suite to Main bedroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

This modern, recently converted ground floor apartment offers modern living with a convenient location.

With its own private entrance, the property welcomes you into a generously sized open-plan living, dining, and kitchen area—ideal for both relaxing and entertaining.

There are 2 double bedrooms, one offers an en-suite bathroom and the other offers an en-suite W.C. and wash basin. At the rear, you'll find your own private courtyard garden, perfect for outdoor dining or enjoying peaceful moments in the open air.

This property is being offered as end of chain, ensuring a smooth and hassle-free purchase.

Conveniently situated in Crowborough, the property enjoys close proximity to local amenities, including shops, cafes, and schools. Crowborough train station, offering direct links to London, is just a short distance away, making it ideal for commuters. The location also benefits from nearby green spaces, including the scenic Ashdown Forest, perfect for outdoor activities and relaxation.

Term of Lease: 999 years

Ground rent: 1 peppercorn per annum

Service charge: 50% of the total cost of repairing and maintaining the structural and external parts of the building and any common parts

\*Share of freehold: To be allocated to each of the leaseholders on the sale of whichever of the two flats is the last to be sold

Council Tax Band: B

Tenure: Share Of Freehold

Price: Starting Bid £140,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

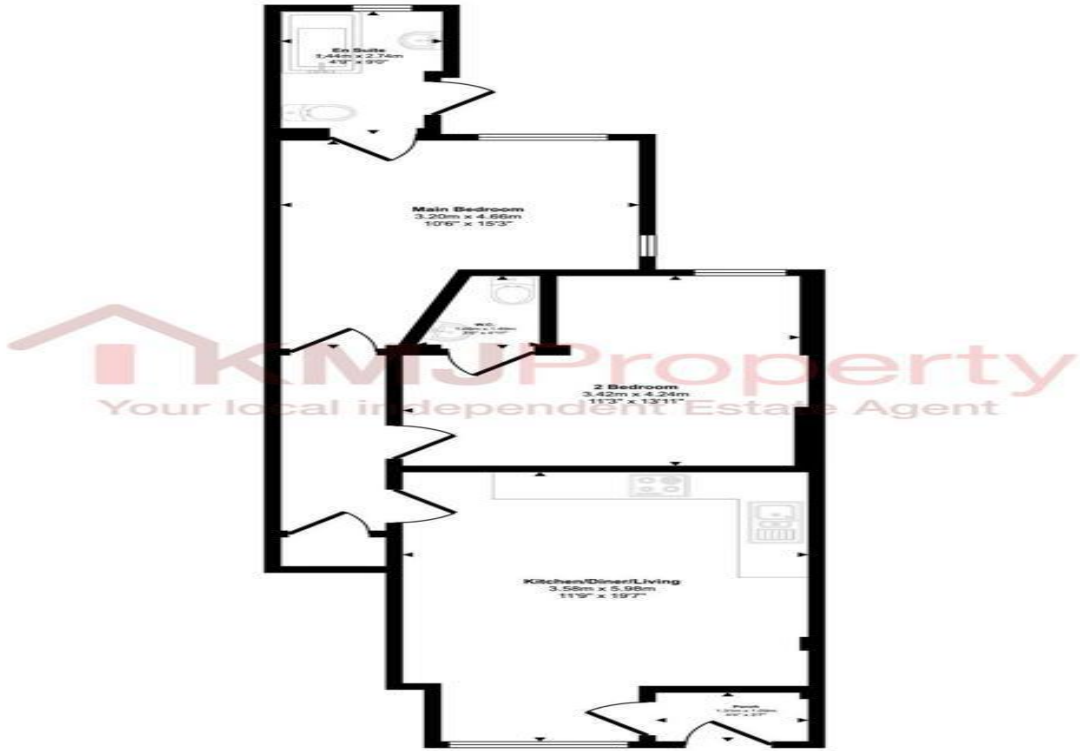
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
57 sq m / 615 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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