



6 Moons Yard, Crowborough, East Sussex, TN6 3NX
Asking price £250,000

Banfield Estate Agents 

A well-presented, conveniently located, age-restricted*, two bedroom terrace house. Benefits from a kitchen/diner, living room, cloakroom, two bedrooms, and a bathroom. Also benefits from a private, fence enclosed, patio area with a shed. The communal lawn is beautifully presented with hedge borders. One allocated parking space. Freehold of property and share of freehold of communal grounds. EPC- C

*over 60s only

ENTRANCE

Covered porch and door to

ENTRANCE HALL

Storage cupboard, radiator, doors to

WC

Low level w.c, radiator, extractor fan, pedestal wash hand basin with chrome taps.

SITTING ROOM

Television point, telephone point, radiator, door to rear garden.

KITCHEN

Range of wall and base shaker style units, part tiled walls, sink and drainer with chrome mixer tap, double window to front, oven with four ring electric hob and extractor fan over, laminate work top surface, space and plumbing for washing machine, space for fridge freezer, radiator, telephone point.

FIRST FLOOR LANDING

Stairs up to first floor with hand rail to both sides. Airing cupboard with shelving units housing boiler. Doors to

BEDROOM ONE

Double bedroom with loft hatch, fitted wardrobe, radiator, window to front, telephone point.

BEDROOM TWO

Double bedroom with fitted wardrobe,

radiator, eaves storage, Velux window.

BATHROOM

Part tiled walls, pedestal wash hand basin with single taps, low level w.c, radiator, extractor fan, glass screen enclosed panelled bath with chrome taps and shower attachment over, Velux window.

OUTSIDE

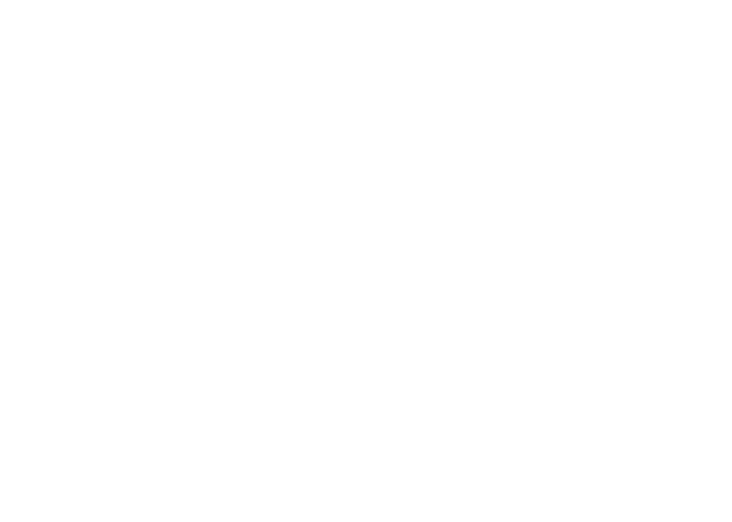
This well presented property benefits from a small private garden patio area that is fence enclosed with a small shed accessed from the living room.

Communal grounds benefit from a large lawn with hedge borders to the front of the property. There is also a communal bin store-share of freehold on the communal areas.

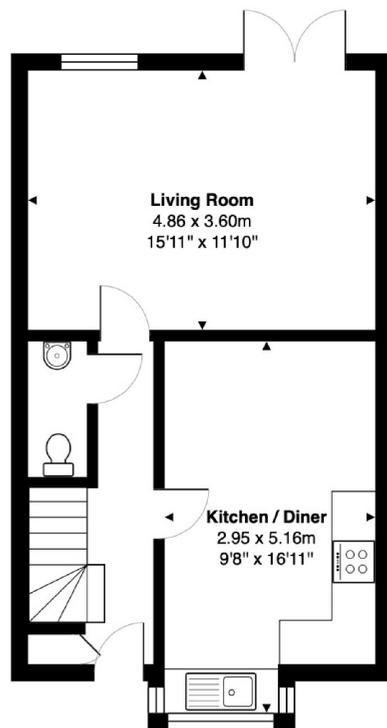
MAINTENANCE CHARGE

£8 per month- gardening of communal grounds

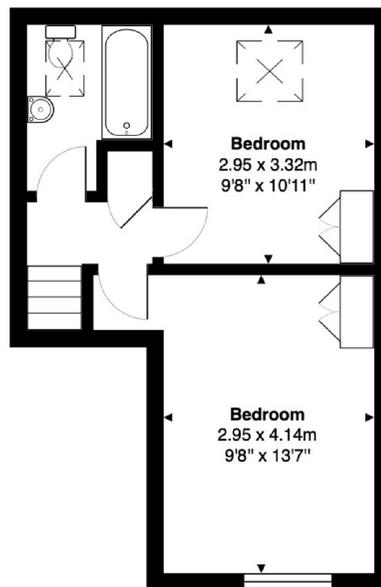
£60 per annum- management fees



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	86	72	85
England & Wales		England & Wales	



Ground Floor
Area: 41.1 m² ... 443 ft²



1st Floor
Area: 30.5 m² ... 329 ft²

Total Area: 71.7 m² ... 771 ft²

All measurements are approximate and for display purposes only

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01892 653333

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