



9 Conan Doyle Court, Crowborough, TN6 1QH
£310,000

Banfield Estate Agents 

A modernised and extremely spacious two double bedroom (two bath/shower rooms) second floor apartment with a garage and private balcony forming part of this desirable block located within a short stroll of Crowborough town centre and the Ashdown Forest. This stunning apartment offers well proportioned accommodation extending to 946 sq. ft. comprising in brief an entrance hall with deep walk-in storage cupboard, a stunning 19'9 x 18'2 lounge/dining room with patio doors opening directly to a private balcony which affords a pleasant outlook, a modern kitchen with built-in oven and hob, a master bedroom with en-suite shower room, a further double bedroom and a modern white family bathroom. Outside, Conan Doyle Court is surrounded by a beautifully kept area as communal gardens and grounds which are laid predominately to lawn interspersed and flanked with numerous mature shrubs and trees with a pathway leading to a single garage with up and over door. EPC Band C. Council Tax 'D'

Communal Entrance

Communal front door, staircase ascending to the SECOND FLOOR: door into ENTRANCE HALL: airing cupboard housing lagged hot water cylinder with slatted shelving over, radiator, deep walk-in storage cupboard, coved ceiling.

Master Bedroom 4.81 x 3.81 (15'9" x 12'6")

Window overlooking the rear of the property enjoying fine views across the gardens and grounds, radiators, coved ceiling, door into EN-SUITE SHOWER ROOM: comprising fully tiled enclosed double width shower cubicle with wall mounted shower unit, pedestal wash basin, low level WC, part tiled walls, heated chrome ladder style towel rail, opaque window to rear.

EN-SUITE SHOWER ROOM:

comprising fully tiled enclosed double width shower cubicle with wall mounted shower unit, pedestal wash basin, low level WC, part tiled walls, heated chrome ladder style towel rail, opaque window to rear.

Bedroom 2

Window overlooking the rear of the property enjoying fine views across the communal gardens and grounds, radiator, coved ceiling.

Family Bathroom

Beautifully fitted with a modern white suite and comprising enclosed bath, tiled surrounds, low level WC, wash basin, part tiled walls, heated chrome ladder style towel rail, tiled flooring, extractor.

Kitchen 2.98 x 2.79 (9'9" x 9'2")

Fitted with a matching range of units to eye and base level and comprising one and a half bowl single drainer sink unit with chrome mixer tap and cupboards beneath. Adjoining work surfaces inset four ring stainless steel Zanussi gas hob with matching oven beneath and extractor over, further range of units to eye and base level, wall mounted gas fired boiler, tiled surround, window to front, radiator, coved ceiling, recess for tall standing fridge/freezer.

Lounge/Dining Room 6.01 x 5.53 (19'9" x 18'2")

LOUNGE/DINING ROOM: 19'8 x 18'1 an impressive open plan room, window overlooking the front of the property, sliding patio doors opening to a PRIVATE BALCONY affording a pleasant outlook to the front, radiators, recessed spot lighting.

Outside

The development is surrounded by beautifully kept areas of gardens and grounds which are laid predominately to lawn interspersed and flanked with numerous mature trees and shrubs with a meandering pathway leading to a SINGLE GARAGE: up and over door.

LEASE: 999 years from 2005.

MAINTENANCE CHARGE: £1,775.00 per annum.

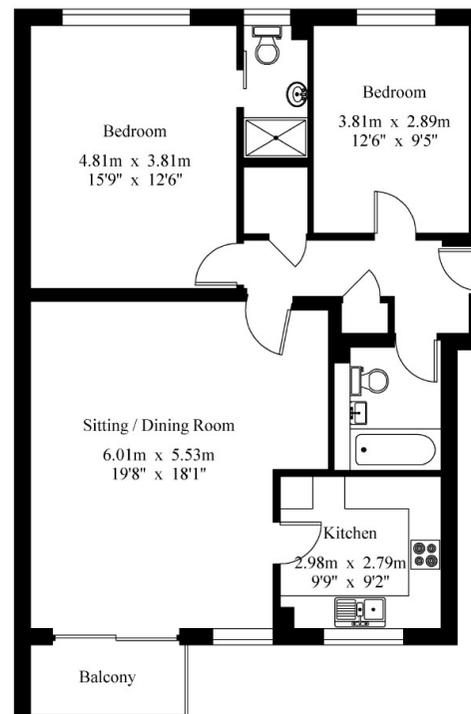


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	78	75	78

England & Wales EU Directive 2002/91/EC England & Wales EU Directive 2002/91/EC

Gross Internal Area : 87.9 sq.m (946 sq.ft.)
(Accommodation Only)



Second Floor

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