

Flat 1 – Sussex House,  
The Broadway, Crowborough,  
East Sussex, TN6 1DA



Residential to Let



- ✦ 2 bedroom first floor flat
- ✦ Within Crowborough Town Centre
  - ✦ Bathroom
  - ✦ Lounge
  - ✦ Attractive kitchen
  - ✦ Communal hallway
- ✦ Replacement double glazing
- ✦ 1 Off road parking space

£ 1100 PCM

Tel: 01892 613492

Email: [teri@starglade.co.uk](mailto:teri@starglade.co.uk)

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Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY



## **LOCATION:**

Crowborough is a well-established Sussex Town offering a range of excellent shops, Supermarkets and commercial facilities. It is well served with primary schools and a Sports Community College, and a good variety of local churches, sports and recreational facilities as well as both hospitals and medical centres. Jarvis Brook railway station is within 3 miles and the Ashdown Forest with its 6,400 acres of heathland for riding (by permit) and walking is nearby. The very popular Beacon Golf Club is within 2 miles. Royal Tunbridge Wells is within 8 miles to the north, offering a wider range of shops, supermarkets and a main line with regular fast trains to central London (Charing Cross/Canon Street) whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

## **DIRECTIONS:**

On approaching Crowborough Cross from the A26 Eridge Road from Tunbridge Wells, turn left at the traffic lights in to the high street, continue thru the high street. Just past the second zebra crossing the front of the flat can be found on the left hand side above Alisun, take the next left in to Croham Road then immediately left (AC Cars) just past the main car park there is a sign saying Alisun customer parking, Access to the flats is via the metal steps at the back of Alisun.

## **ACCOMMODATION**

### **Double glazed front door leading to:**

**Communal Hallway:** Lights and power points.

### **Stairs leading to double glazed front door:**

**Hallway:** secure access phone intercom, under stairs cupboard and power point.

**Kitchen:** 8'0" x 7'9" ( 2.45 x 2.36 ) well fitted with a matching range of wall and base units, with ample work surfaces to both sides, space for free standing oven with extractor over, 1 ½" stainless steel bowl, single drainer sink unit with mixer tap, space for washing machine and space for fridge/freezer, power points and central heating radiator.

**Bedroom 1:** 11'6" x 9'3" ( 3.50 x 2.83 ) double glazed windows to front aspect, power points and central heating radiator.

**Bedroom 2:** 10'8" x 10'4" ( 3.26 x 3.15 ) power points and central heating radiator.

**Lounge:** 14'2" x 11'11" ( 4.35 x 3.63 ) double glazed windows to front aspect, T.V point, power points and central heating radiator.

**Bathroom:** 6' x 7'9" ( 1.8 x 2.4 ) White suite comprising panelled enclosed bath with shower mixer over, low-level WC and pedestal basin, extractor fan and central heating radiator.

**Outside:** 1 allocated off road parking space.

### **Please Note All Measurements are Approximate**

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective tenants are invited to conduct their own enquiries. Nor do the particulars form part of a contract. Items shown in photographs are NOT included unless specifically mentioned within the particulars. They may however be available by separate negotiation. Please check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## **SERVICES**

All mains services are connected:

- Electricity is paid on a pre pay meter
- Gas is paid on a pre pay meter
- Water services are payable direct to Southern Water
- Water supply is billed 6 monthly by Hope Way Properties Limited
- Council Tax is payable direct to Wealden District Council, Vicarage Lane, Hailsham, E.Sussex

It is a condition of the Tenancy Agreement that the supply of services, is from these utilities only, and that the tenant must not keep or cause suffering to any pets, animals or living creatures of any description on the premises.

**The Tenant does not have the right to change the utility company.**

**The Tenant must not keep or look after any pets, animals or living creatures on the premises.**

**Viewing:** By appointment with Terri Forward, Telephone No 01892 613492 or 07775 532970 (any time).

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