



Flat 2, Warren Gate

Warren Road, Crowborough, East Sussex, TN6 1QJ

Batcheller
Monkhouse

Flat 2, Warren Gate

An opportunity to acquire an excellent ground floor apartment forming part of this impressive listed character building in the favoured Warren area.

- Private Entrance Hall
- Drawing Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Excellent mature Communal Gardens and Grounds
- No Chain



AMENITIES

Warren Gate is located in the favoured Warren area of Crowborough within half a mile of the town centre with the Ashdown Forest only 1 mile distant.

Crowborough provides a good selection of shopping and leisure facilities with a public library, restaurants, supermarkets and leisure centre. There are a number of popular schools within the area, both primary and secondary, including the Beacon Academy school.

The Ashdown Forest is close at hand with walking and horse riding in 6,500 acres of heathland and woodland, immortalised by AA Milne in his Winnie The Pooh stories.

Crowborough railway station is 2 miles distant with services to London in about an hour. Tunbridge Wells with a further range of facilities and mainline station is about 8 miles.

DESCRIPTION

Warren Gate is understood to have been built by a local architect in 1899 for himself using ragstone in a Baroque style with 18th century references. The imposing stone elevations have attractive casement windows. There is a backdrop of well maintained, mature gardens.

The property forms part of the ground floor, in addition to a communal entrance it also has the benefit of a private entrance to the side. The apartment has a wealth of character including high ceiling and imposing large windows.

Main features include:

- Private entrance door opening to hallway.
- Spacious drawing room with windows to the rear garden, fitted shutters, fireplace, coved ceiling and to one side is a recess with storage cupboards and door to the communal hallway.
- The kitchen has a range of units to wall and floor, inset sink, space and provision for fridge freezer and cooker and window to the side.
- There are 2 bedrooms, the main bedroom having an impressive stone bay window to the rear and a further window to the side.
- Shower room with shower cubicle, wash basin, WC, wall mounted gas fired boiler and airing cupboard.





OUTSIDE

There is extensive communal parking, the gardens and grounds are mainly laid to lawn with established shrubs and trees. To the side of the entrance of the property is a paved area with a small area of garden that was maintained by the owner.

DIRECTIONS

From Crowborough town centre crossroads proceed in a southerly direction on the A26, after half a mile turn right into Warren Road where Warren Gate will be found immediately on the left hand side.

Additional Information:

Local Authority: Wealden District Council. 01323 443322
www.wealden.gov.uk

Services: All mains services (not checked or tested)

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Leasehold. 99 years from 1 Feb 1988.
Service Charge £60 PCM . Ground Rent 100 PA
Land Registry Title Number ESX149494

EPC: N/A

REGION £210,000

VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

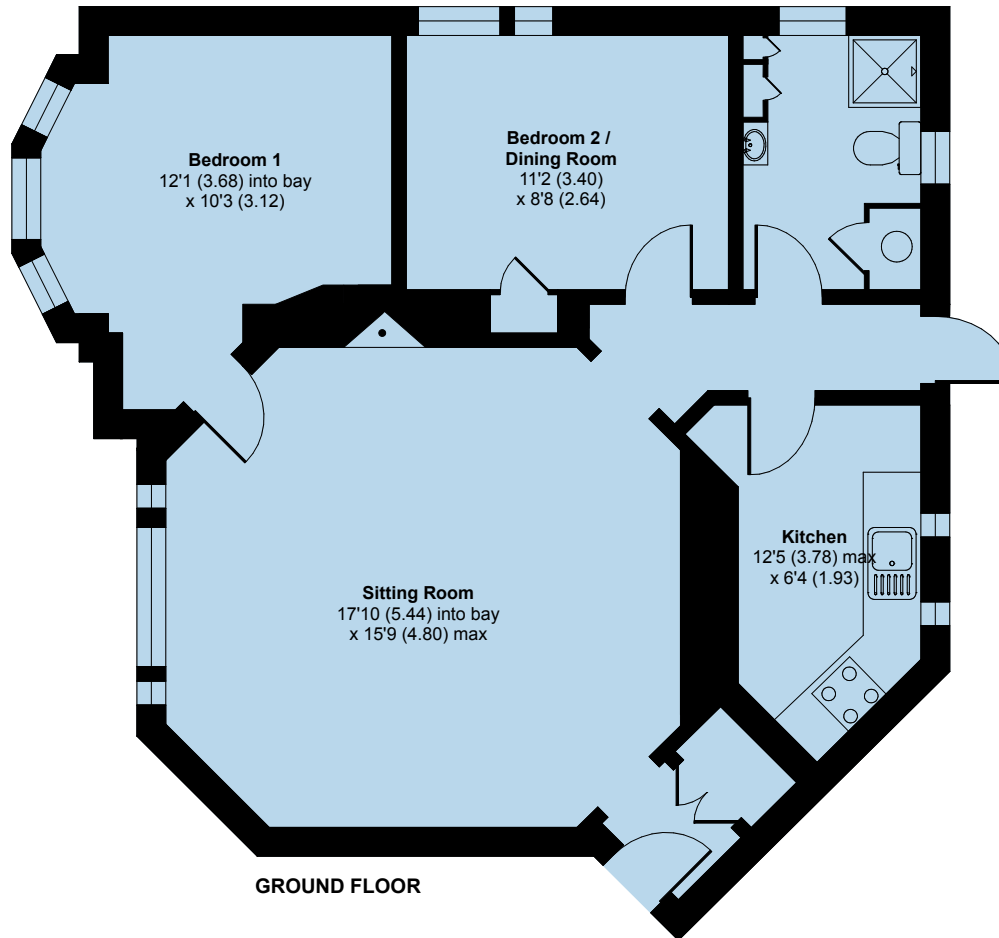
Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

London
Mayfair Office
mayfair@batchellermonkhouse.com

Flat 2, Warren Gate, Warren Road, Crowborough, TN6 1QJ

APPROX. GROSS INTERNAL FLOOR AREA 742 SQ FT 69 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Batcheller Monkhouse REF : 450915

NOTE:

Batcheller Monkhouse give notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

