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Peter Oliver



Swaylands Avenue, Crowborough, TN6 3AL

- ▼ Ground Floor Maisonette
- ▼ Private Rear Garden
- ▼ Off Road Parking
- ▼ Modernised Throughout
- ▼ Two Double Bedrooms
- ▼ Bright Living Room



### EPC RATING

Current:

70 | c

Potential:

76 | c

**£230,000**



## Swaylands Avenue, Crowborough, TN6 3AL

We are pleased to bring to the market this purpose built, two double bedroom ground floor maisonette located on the outskirts of the sought after town of Crowborough. Benefiting from your own front door and private rear garden, this property would make a perfect first home, investment opportunity or downsize. Through the front door you are greeted by a spacious hallway with large storage cupboard, you will find two fantastic sized double bedrooms which overlook the garden, a bright and airy living room and a modern kitchen with integrated oven and hob. The current owners have also made the improvement of putting gas central heating throughout the property. There is off road parking available on a first come, first served basis.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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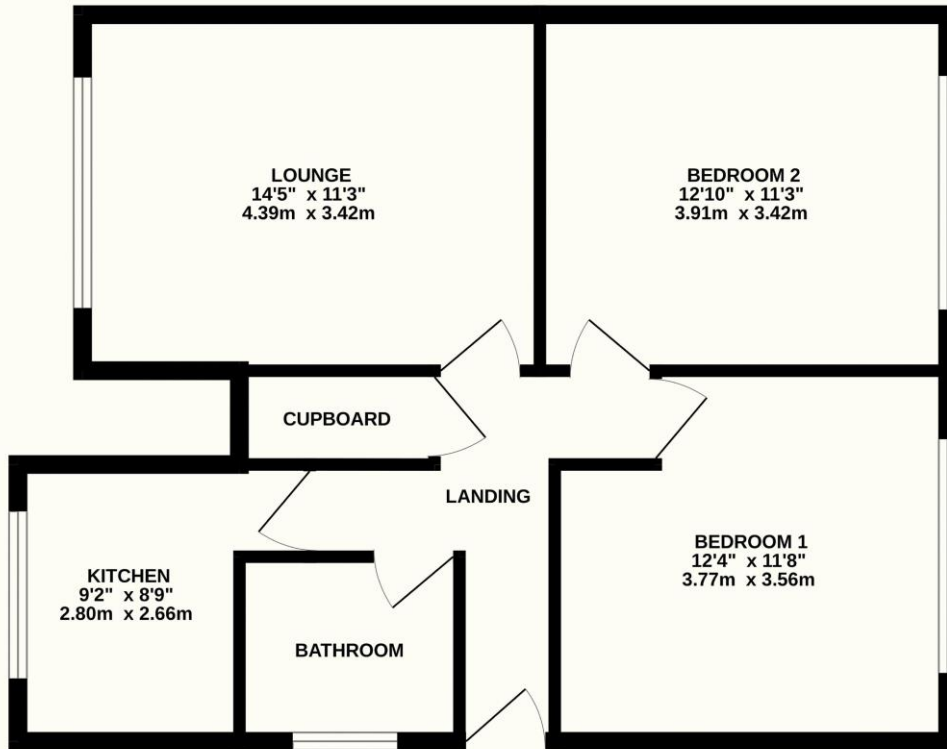
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 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS



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TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: LEASEHOLD  
ANNUAL SERVICE CHARGE: £212.00  
GROUND RENT: £150.00  
COUNCIL TAX BAND: B  
LEASE LENGTH: 108 years remaining

**Details provided by owners and would need to be verified before purchase**

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.