



WOOD & PILCHER



- End of Terrace Cottage
- Double Bedroom
- Brand New Kitchen
- Brand New En Suite Bathroom
- Rear Garden
- Energy Efficiency Rating: D

Station Road, Rotherfield

£250,000

woodandpilcher.co.uk



4 Station Road, Rotherfield, Crowborough, TN6 3HW

This fully refurbished end of terrace period cottage is set in the heart of Rotherfield village, moments from the millennium fields. The accommodation comprises a sitting room, brand new kitchen, double bedroom and a brand new en suite bathroom. In addition is the advantage of a rear garden. We feel this delightful property would make an ideal first home or investment property and should be viewed without delay.

Steps lead to a new uPVC front door that provides access into:

SITTING ROOM:

Open fireplace (not tested) with stone surround, mantel and hearth, tv and telephone points, built-in cupboard housing meters and fuses along with shelf and storage space, radiator, wall mounted thermostat, recessed LED spot lighting, wood effect laminate flooring, window to front and opening into:

KITCHEN:

Fitted with a modern range of matching wall and base units with roll top worksurfaces and brick style tiled splashback, inset stainless steel sink bowl and drainer with chrome mixer tap, integrated oven with inset 4-ring stainless steel gas hob and extractor above, space and plumbing for washing machine, additional under stair storage space for fridge/freezer, recessed LED spot lighting, wood effect laminate flooring, window and stable style uPVC door to rear.



STAIRS TO FIRST FLOOR:

Wall mounted gas boiler with heating controls and wooden door into:

DOUBLE BEDROOM:

Exposed original beams, tv point, loft hatch with pull down ladder to attic, radiator, recessed LED spot lighting, wood effect laminate flooring, window to front and door into:

EN SUITE BATHROOM:

Comprising a modern bathroom suite with enclosed p-shape bath, tiled surround, shower attachment over, chrome mixer tap and curved shower screen, low level wc, pedestal wash hand basin with chrome mixer tap, wall mounted mirror with lights, recessed LED spot lights, extractor fan, wood effect laminate flooring and window to rear.

OUTSIDE FRONT:

Small holly bush and flower bed arranged by brick and slate.

OUTSIDE REAR:

Hardstanding patio with brick and stone walling to side and rear, exterior tap and light. Steps rise to additional paved patio with flower borders and all enclosed by fencing with private timber gate giving rear access and leading directly to the village centre.

SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London approximately hourly. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached in approximately an hour's drive.

TENURE:

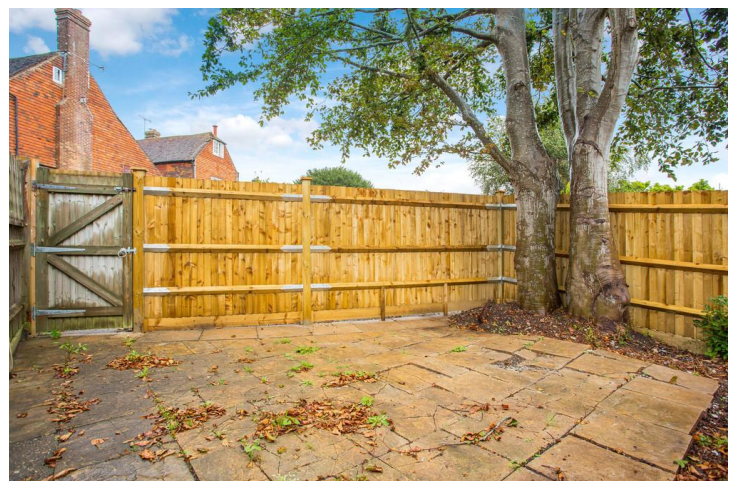
Freehold

COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		A
81-91	B		A
69-80	C		A
55-68	D	59 D	A
39-54	E		A
21-38	F		A
1-20	G		A



Ground Floor



First Floor

Approx. Gross Internal Area 393 ft² ... 36.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Tonbridge 01732 351135
 Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

