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PILCHER**

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- 4 Bed Link Detached House
- Chain Free
- Open Plan Living Space
- Landscaped Rear Garden
- Allocated Parking/Garage En Bloc
- Energy Efficiency Rating: C

**Martins Gardens, Crowborough**

**Offers Over: £430,000**

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## 27 Martins Gardens, Crowborough, TN6 2FJ

Being offered chain free, a modern and bright four bedroom link detached house built in 2010 with open plan living space to the ground floor making an ideal entertaining space, whether it be with family or friends. To the first floor are three double bedrooms and a fourth as a good sized single with the master bedroom enjoying fitted wardrobes along with an en suite shower room and the remaining bedrooms being served by a family bathroom. Externally the rear garden has been landscaped and provides a good deal of privacy with an allocated parking space adjoining the rear garden and in addition the benefit of a single garage en bloc.

### FRONT DOOR:

Accessed via a small picket fence with covered front composite obscure double glazed door, outside light, leading into:

### ENTRANCE HALL:

Wood effect laminate flooring, radiator, telephone point, wall mounted thermostat control, wall light. Door to:

### DOWNSTAIRS CLOAKROOM:

Obscured double glazed sash style window to front, wood effect vinyl flooring. Low level wc, wash hand basin with tile splashback, radiator, recessed LED spotlights, extractor fan, high level wall mounted fuse box.

### SPACIOUS LIVING/DINING ROOM:

Recently fitted carpet, two radiators, satellite point, TV point, telephone point. Space for dining table and chairs. To the rear of the room is a vaulted glass roof with fitted blinds and double glazed windows and double glazed door leading to the rear garden with fitted blinds. Built in storage cupboard. A set of double doors open to:

### MODERN KITCHEN:

Fitted with a range of matching wall and base units with roll top work surfaces and splashback. Inset sink bowl and drainer to side with mixer tap. Integrated eye level oven and separate grill, inset five ring stainless steel gas hob with wide stainless steel splashback and stainless steel extractor fan above. Space for freestanding washing machine and slimline dishwasher. Integrated fridge and freezer. Cupboard housing the 'Ideal' gas boiler with water and heating controls below. Tiled effect vinyl floor. Double glazed sash window to front, recessed LED spotlights.

Staircase from the entrance hall leads to:

### FIRST FLOOR LANDING:

Loft hatch with access to attic, doors to:

### MASTER BEDROOM:

Dual aspect with double glazed windows to front and rear, radiator, TV point, telephone point. Fitted triple wardrobe. Door to:

### EN SUITE SHOWER ROOM:

Fitted with a pedestal wash hand basin with chrome mixer tap, low level wc, corner shower cubicle with overhead rainfall shower head and separate hand held shower attachment with fully tiled surround and glass door. Tiled flooring and part tiled walling, ladder style heated towel rail, large wall mounted mirror with shaver point to side. Recessed LED spotlights, extractor fan.

### FAMILY BATHROOM:

Fitted with a pedestal wash hand basin with chrome mixer tap and shaver point to side, low level wc, enclosed bath with shower attachment over and glass shower screen. Tiled flooring, part tiled walling, radiator. Recessed LED spotlights, extractor fan. Obscured double glazed windows to the rear.



**BEDROOM:**

Double glazed window to the rear, radiator.

**BEDROOM:**

Double glazed sash window to the front, radiator.

**BEDROOM:**

Double glazed sash window to front, radiator, built in cupboard housing the hot water cylinder.

**OUTSIDE FRONT:**

An area of front garden laid mostly to slate enclosed by a low picket fence and low level planting.

**OUTSIDE REAR:**

A landscaped rear garden with slatted patio laid with Indian Sandstone with space for garden table and chairs and leading to an area of level lawn with well stocked flower beds to the boundaries and an additional slatted patio to the rear for a further seating area. The rear garden is enclosed by fence panelling. There is an additional space to the side of the house with a wooden gate leading to the front, exterior power points, further timber gate to side of the rear garden which leads to the area of allocated parking and garage en bloc with up and over door. In addition Martins Gardens offers further areas of parking including visitors spaces.

**SITUATION:**

The property is situated in a popular and convenient location being close to the town centre with its good shopping facilities, wide range of junior and schooling together with main line rail service at nearby Jarvis Brook with service of trains to London in about one hour. The town also provides excellent sporting facilities with golf at both the Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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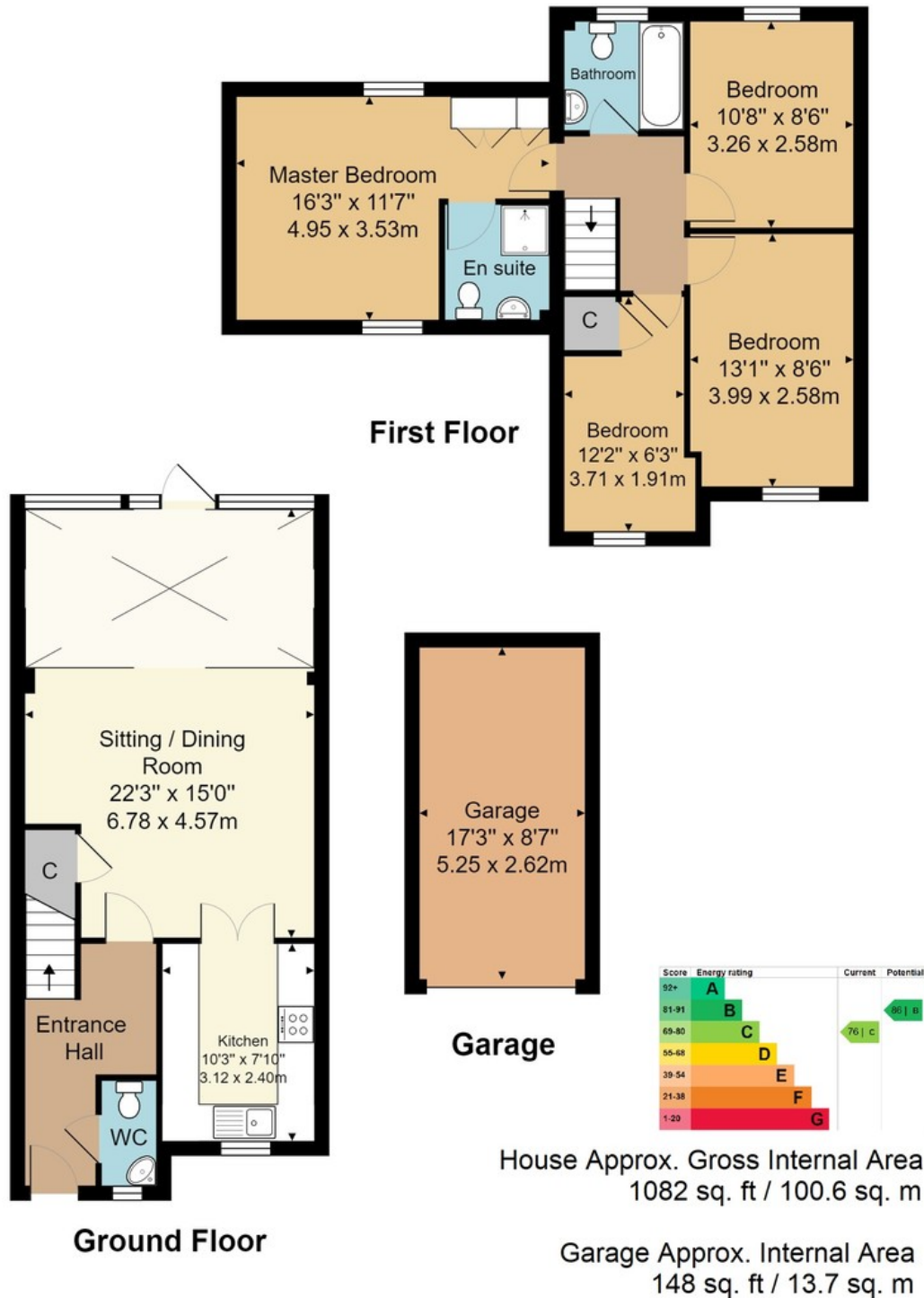
**VIEWING:**

By appointment with Wood & Pilcher 01892 665666

**AGENTS NOTE:**

There is an 'Estate Service Charge' for the upkeep of communal parts - Currently £311.59 per annum. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





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.

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