



PILMER ROAD
CROWBOROUGH - £650,000



Rosewood Villa

Pilmer Road
Crowborough, TN6 2UA

**Entrance Porch - Sitting Room - Study/Bedroom
Kitchen/Diner/Family Room - Utility/WC - Three Double
Bedrooms - Family Bathroom - Off Road Parking
Pleasant Rear Garden**

Offered to the market with no onward chain is Rosewood Villa a beautifully presented Victorian semi-detached home set in Pilmer Road, a highly desirable address located within excellent proximity to Crowborough town centre. Characteristically for houses of this period, it is light and spacious and comprises a sitting room with wood burner and a study which could be adapted to a bedroom if required. A particular feature of this property is the large and well designed kitchen/diner/family room, suitable for entertaining or a growing family and benefiting from direct access via bifold doors out to the rear garden. In addition is a useful utility room and wc. To the first floor is the main bedroom with fitted wardrobes, two further double bedrooms and a most attractive family bathroom. Externally to the front of the property is an area of garden and a driveway providing off road parking. The generous rear garden enjoys a large patio area and direct access to a local Park. With this area being so desirable and considering the quality of property on offer we have no hesitation in recommending an early appointment to view.

Glass panelled uPVC front door opens into:

ENTRANCE PORCH:

Coir entrance matting, obscured double glazed windows to side and front, laminate flooring, stairs to first floor and doors into:

STUDY/BEDROOM:

Currently used as a study and comprising oak effect laminate flooring, radiator, telephone point, cupboard housing electric meter and double glazed sash window to front.

SITTING ROOM:

Feature fireplace incorporating a wood burning stove with brick surround and quarry tiled hearth, oak effect laminate flooring, radiator with thermostat and double glazed sash window to front.



KITCHEN/DINER/FAMILY ROOM:

An impressive open plan room to include a matching range of wall and base units with work tops over and tiled splashback. Integrated appliances include two eye level ovens, 5-ring gas hob with extractor fan over and a dishwasher. Cupboard housing Worcester Bosch gas boiler, one and half bowl stainless steel sink and drainer with a double glazed window to side. A large centre island with cupboards beneath divides to the dining area with ample space for a dining table and chairs and is open plan to the family area offering separate spaces for an American fridge/freezer and seating. This area benefits from three skylight windows creating a great deal of natural light and bi-fold Schuco doors opening to rear garden. In addition this entire room features LED uplighters, recessed spot lighting, CAT 5 cabling and tiled underfloor heating.

INNER HALLWAY:

Coats cupboard and door into:

UTILITY ROOM:

Low level wc, vanity sink unit with tiled splashback and storage under, separate spaces for washing machine and tumble dryer, tiled flooring, extractor fan, inset LED spot lighting and obscured double glazed window to side.

FIRST FLOOR LANDING:

Access to partly boarded loft and doors to:

MAIN BEDROOM:

Feature cast iron fireplace with mantel and surround, two sets of built-in double wardrobes, original wood flooring, radiator and double glazed sash window to front.

BEDROOM:

Storage cupboard incorporating an obscured sash window to front, carpet as fitted, radiator and double glazed sash window to front.

BEDROOM:

Radiator with thermostat, carpet as fitted and double glazed window to rear.

FAMILY BATHROOM:

A most attractive bathroom comprising a large fully tiled double walk-in shower cubicle with Aqualisa thermostatic rainfall showerhead, twin vanity sinks with mixer taps, storage beneath and two mirrored cupboards above, corner bath unit with tiled surround, dual flush low level wc, chrome heated towel rail with thermostat, inset spot lighting, sensor activated extractor fan and obscured double glazed windows to side and rear.

OUTSIDE FRONT:

Well maintained area of garden laid to lawn with brick surround and off road parking provided by a large tarmac driveway and side access via a lockable gate to rear garden.



OUTSIDE REAR:

Enjoying a large sandstone paved patio area with exterior lighting and accessed via bifold doors from the family room making this an ideal area for entertaining. Furthermore is a timber garden shed, raised beds arranged via sleepers and an area of garden principally laid to lawn with an array of established shrubs and planting. To the rear of the garden is a log store and a timber gate with direct access to a park.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

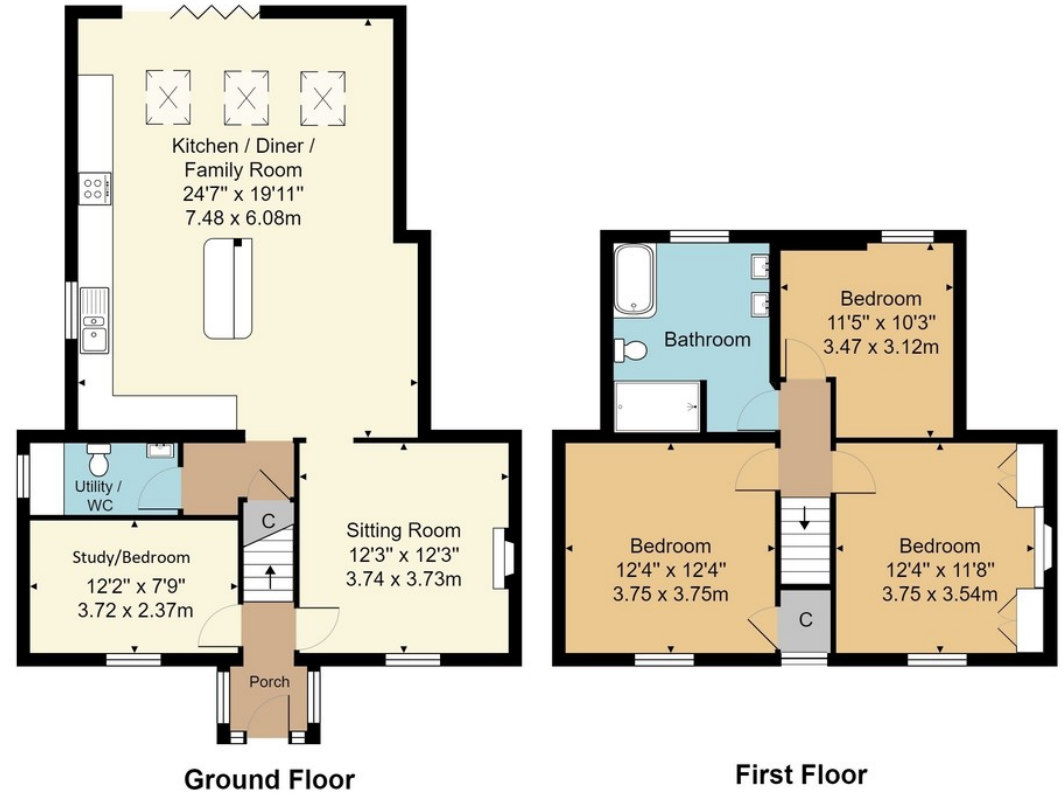
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1423 ft² ... 132.2 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.