



ELIM COURT GARDENS  
CROWBOROUGH GUIDE PRICE: £725,000 - £750,000





# 36 Elim Court Gardens

Crowborough, TN6 1BP

**Entrance Hall - Open Plan Kitchen/Diner/Sitting Room**

**Inner Hallway - Main Bedroom with En Suite Shower**

**Room - Three Further Double Bedrooms - Family**

**Bathroom - External Home Office/Gym - Off Road Parking**

**Appealing Gardens to Front & Rear**

Extensively refurbished to a very high standard is this stunning detached bungalow situated in a most pleasant area to the end of a cul-de-sac, yet being within good proximity of the town centre. The accommodation offers oak flooring to the main living area and comprises a light filled open plan sitting/diner/kitchen to include a spacious sitting area with a large double glazed window to front, a newly fitted shaker style kitchen with a centre island and bar stool seating and a dining area with bifold doors opening directly out to the rear decked area. From the inner hallway is access into the main double bedroom with fitted wardrobes and an ensuite with oversized shower. Furthermore are three further double bedrooms served by a modern family bathroom. Externally is a gym/office providing work space for home working as well as areas of garden to the front with off road parking and a pleasant rear garden with a decked area and expanse of lawn. The current owners have re-modelled and sensitively re-designed this property with great attention to detail, which will appeal to many buyers from all walks of life.

Composite front door opens into:

## **ENTRANCE HALL:**

Coir entrance matting, oak flooring, radiator with thermostat and double glazed window to front.

## **SITTING/DINER/KITCHEN:**

### **Sitting Room Area:**

Attractive Chesneys woodburner with wood bressumer and slate hearth, continuation of oak flooring, utility cupboard with extractor fan, radiator with thermostat, LED downlighters and large double glazed window to front.

### **Kitchen Area:**

Extensive range of newly fitted wall and base units with granite worktops over and tiled splashbacks, inset ceramic sink with Quooker tap providing instant hot water. Neff integrated appliances include an eye level tilt and slide double oven with combination microwave above, fridge, freezer and a dishwasher. In addition is a centre island with





granite worktops incorporating a ceramic induction hob with extractor fan above, ample pan drawers beneath and hidden power points.

**Dining Area:**

Space for dining table and chairs, continuation of oak flooring, radiator with thermostat, two sky lanterns, double glazed window to side and bifold doors extend the entire width of the room leading to the rear.

Via the entrance hall is access to:

**INNER HALLWAY:**

Numerous built-in cupboards providing coats hanging area, storage space and housing pressurised hot water system, wall mounted gas boiler, consumer unit and access into:

**FAMILY BATHROOM:**

A newly fitted suite comprising a panelled bath with side taps and rainfall shower head above, dual flush low level wc, pedestal wash hand basin with mixer tap, wall mounted heated towel rail, tiled flooring, LED downlighting, extractor fan and obscured double glazed window to front.

**BEDROOM:**

Carpet as fitted, radiator with thermostat, LED downlighters and double glazed window to front.

**BEDROOM:**

Carpet as fitted, radiator with thermostat, LED downlighters and enjoying a dual aspect with double glazed windows to front and side.

**BEDROOM:**

Carpet as fitted, radiator with thermostat, LED downlighters and double glazed window to side.

**MAIN BEDROOM:**

Sliding doors access an extensive range of wardrobe cupboards providing hanging and further storage areas, carpet as fitted, radiator with thermostat, LED downlighters, double glazed window to rear overlooking garden and door into:

**EN SUITE SHOWER ROOM:**

Fully tiled double shower cubicle with obscure glass panel, waterfall showerhead and separate shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap, heated towel rail, tiled flooring, extractor fan and LED downlighters.

**OUTSIDE FRONT:**

A substantial brick block driveway provides ample off road parking for several vehicles with exterior lighting and areas of lawn with sleeper retaining walls. To the side of the property a composite door opens into a completely renovated home office/gym which was formally the garage. This room features include LED downlighting, power points, wood laminate flooring, ceiling window and double glazed window to rear.



### OUTSIDE REAR:

Adjacent to the property is a large decked area with exterior lighting and attractive glass and steel balustrades, lower area of decking accompanied by bespoke tailor made seating, making this an ideal area for outside entertaining. The remaining area of garden is principally laid to lawn with raised beds and fence boundaries.

### 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. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast.

### COUNCIL TAX BAND:

E

### TENURE:

Freehold

### 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 obtained. 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](mailto:crowborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 1514 sq. ft / 140.6 sq. m  
Outbuilding Approx. Internal Area 131 sq. ft / 12.2 sq. m

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.