



ERIDGE GARDENS  
CROWBOROUGH - £550,000



**WOOD & PILCHER**  
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# 14 Eridge Gardens

Crowborough, TN6 2TL

**Entrance Hall - Sitting Room - Conservatory - Kitchen  
Dining Room - Four Bedrooms - Shower Room - Family  
Bathroom - Off Road Parking - Garage  
Attractive Front & Rear Landscaped Gardens**

A beautifully presented detached family home, well presented and maintained and set within walking distance to the main town centre and a range of schooling. This split level home meets all family requirements with spacious, bright and versatile accommodation for the whole family; multi-generational included and comprises a sitting room with feature fireplace, a conservatory with direct access out to the rear garden and two bedrooms located on the entrance level and a traditional kitchen, dining room and shower room to the lower level. To the top floor is the main bedroom, a further bedroom with a family bathroom serving both bedrooms. Externally to front the garden offers off road parking and a single garage. To the rear is a lovely rear garden with newly laid patio, a generous expanse of lawn and a useful under house storage area.

Double glazed door opens into:

#### **ENTRANCE HALL:**

Carpet as fitted, radiator and obscured double glazed window to front with fitted blind.

#### **SITTING ROOM:**

Sussex stone feature fireplace and surround with limestone mantle, hearth and gas fired insert, carpet as fitted, two radiators, wall lighting and double glazed sliding door provides access into the conservatory.

#### **CONSERVATORY:**

Fitted blinds, carpet as fitted, radiator and double glazed French doors provide access out to the decked area and garden beyond.

#### **BEDROOM:**

Carpet as fitted, radiator and enjoying a dual aspect with double glazed windows to front and side both with fitted blinds.

#### **BEDROOM:**

Carpet as fitted, radiator, loft hatch with access to part boarded loft with light and double glazed window overlooking rear garden with fitted blind.



Steps lead down to:

**LOWER HALLWAY:**

Carpet as fitted, radiator, floating shelving, under stairs cupboard with shelving and opening with access into:

**KITCHEN:**

Of a traditional style and fitted with a range of high and low level units with granite effect roll top worksurfaces, incorporating a one and half bowl stainless steel sink with mixer tap. Appliances include a fan assisted oven with 5-ring gas hob and extractor fan above, integrated washing machine, tumble dryer and dishwasher plus space for fridge/freezer. Small breakfast bar with seating, cupboards housing Kingfisher boiler, radiator with cover and mantle, tiled flooring, part tiled walling, recessed spotlights, double glazed window with fitted blind overlooking the rear garden and double glazed door to side with access to rear garden.

**DINING ROOM:**

Ample room for large dining room table, traditional parquet flooring, two radiators and double glazed window to front with fitted blind.

**SHOWER ROOM:**

Fully tiled cubicle with Aqualisa shower, low level wc, pedestal wash hand basin, wall mounted heated towel rail, tiled flooring, extractor fan, recessed spotlights and obscured double glazed window to side with fitted blind.

Front the entrance hallway stairs rise to:

**TOP FLOOR LANDING:**

Carpet as fitted, loft hatch with access to part boarded loft with lighting and currently housing the water header tank.

**MAIN BEDROOM:**

Two fitted wardrobes with cupboards above bed area, carpet as fitted, radiator and benefiting from a dual aspect with double glazed window to side along with double glazed French doors leading out to a Juliet balcony with aspect over front.

**BEDROOM:**

Carpet as fitted, radiator, airing cupboard housing hot water tank with slatted shelving and double glazed window with fitted blind overlooking rear garden.

**FAMILY BATHROOM:**

Panelled bath with mixer taps and handheld shower attachment, low level wc, pedestal wash hand basin, tiled flooring, part tiled walling, obscured double glazed window to the side with fitted blind.

**OUTSIDE FRONT:**

A pretty front garden principally laid to lawn with mature planting, raised flower bed borders and side access via wooden gate. A brick paved driveway provides off road



parking with exterior lighting and access to a garage via up/over door consisting of a concrete floor, wall mounted gas/electric meters and wall mounted electric consumer unit.

**OUTSIDE REAR:**

The private, pleasant and sunny rear garden is extremely well tended and offers exterior lighting, a recently laid large patio and a smaller decked area ideally suited for outside entertaining. The remainder of the garden is predominately laid to lawn with a further area of gravel, an array of mature planting, trees, and flower bed borders. In addition is an exterior tap and a useful large under house storage area with concrete flooring and electrics.

**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.

**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 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



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House Approx. Gross Internal Area  
1384 sq. ft // 128.6 sq. m

Approx. Gross Internal Area  
1542 sq. ft / 143.2 sq. m



First Floor



Ground Floor

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.