



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Chalet Style Detached Home
- 3 Bedrooms
- No Onward Chain
- Front & Rear Gardens
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Millbrook Road, Crowborough

£435,000

woodandpilcher.co.uk



52 Millbrook Road, Crowborough, TN6 2SA

Being sold with no onward chain there is an opportunity for a new family to modernise and refresh this chalet style detached family home which benefits from off road parking, garage and set within a quiet location close to the main town centre. The accommodation offers a bright and airy sitting room along with a good size open plan shaker style kitchen/dining room and to the first floor are three bedrooms and a family shower room. This house is in need of some modernisation and poses a fantastic opportunity for cosmetic improvement, with the new owner having the ideal prospect for personalisation throughout.

A double glazed door opens into:

ENTRANCE HALL:

Carpet as fitted, radiator and door into:

SITTING ROOM:

Feature fireplace with inset gas fire, marble effect hearth and bricks surround and mantle, carpet as fitted, radiator, ceiling rose, smoke alarm, large understairs cupboard with two floating shelves and wall mounted gas meter, further large fitted cupboard, two double glazed windows to front and door into:

KITCHEN/DINING ROOM:

Dining Area:

Ample space for a large dining room table and chairs, wood effect laminate flooring, radiator and a double glazed sliding door with direct access out to a patio and garden beyond.

Kitchen Area:

A shaker style fitted kitchen comprising a range of high and low level units with under unit lighting, tiled splashback, granite effect roll top worksurfaces and a one and half bowl sink with mixer tap. Oven with 4-ring electric hob and extractor fan above, built-in dishwasher, washing machine, integrated freezer



and separate fridge, unit housing wall mounted Potterton boiler, continuation of wood effect laminate flooring and a double glazed window to rear with fitted roller blind with aspect over rear garden.

FIRST FLOOR LANDING:

Radiator, carpet as fitted, smoke alarm, access to a large loft with hatch and ladder and is part boarded with light.

MAIN BEDROOM:

Double fitted wardrobe with hanging rail and shelving, separate airing cupboard with slatted wooden shelving and currently housing the hot water tank, carpet as fitted, radiator and double glazed window overlooking the rear garden.

BEDROOM:

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

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

FAMILY SHOWER ROOM:

Corner cubicle with Aqualisa shower and separate handheld attachment, low level wc, pedestal wash hand basin with mixer tap, wall mounted glass fronted cabinet, floating shelving, fully tiled walling, laminate flooring, radiator, recessed spotlights and two obscured double glazed windows to side.

OUTSIDE FRONT:

Area of garden mainly laid to lawn with mature planting and raised flower bed borders, concrete drive provides off road parking for numerous vehicles and wooden gates lead to the rear garden.

OUTSIDE REAR:

Benefiting from a further area of parking and access to a garage with up/over door, concrete flooring, area of floating shelving and electrics. In addition is an area of garden providing a good deal of privacy and is principally laid to lawn and offering a selection of established planting, raised flower beds and an outside water tap. To be enjoyed also is a paved patio area suitable for garden table and chairs.

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.

AGENTS NOTE:

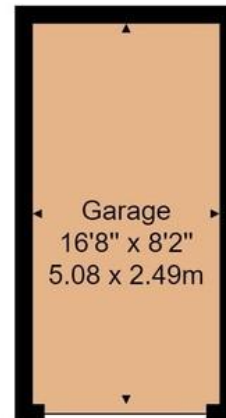
We have produced a virtual video/tour of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual video/tour and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).



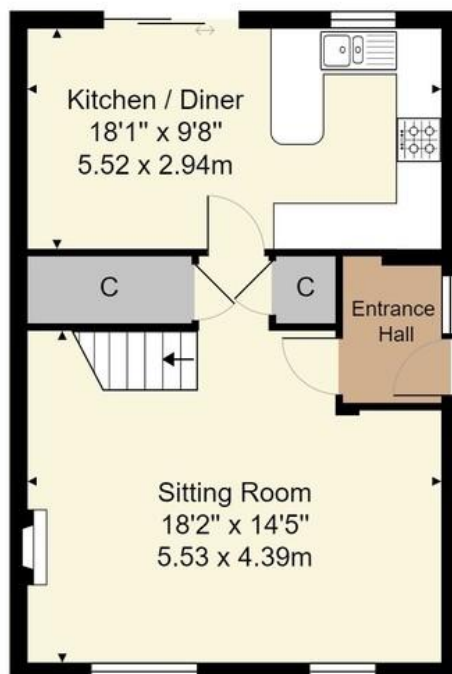
House Approx. Gross Internal Area
955 sq. ft / 88.7 sq. m

Garage Approx. Internal Area
136 sq. ft / 12.6 sq. m

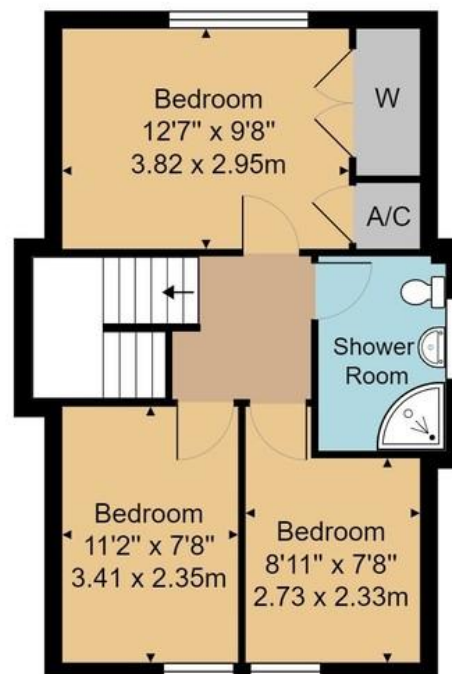
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Garage



Ground Floor



First 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.

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