



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- 3 Bedrooms
- Chain Free
- Front & Rear Gardens
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Lower Saxonbury, Crowborough

£425,000

woodandpilcher.co.uk



10 Lower Saxonbury, Crowborough, TN6 1EB

A fabulous opportunity to purchase a chain free detached bungalow set in a super cul-de-sac location with the town and local amenities nearby. Advantages include versatile accommodation with a large sitting/dining room, a traditional style kitchen, three bedrooms and a family shower room. Externally benefits include off road parking and a single garage. A particular feature of this home are the gardens that provide easy maintenance and have been thoughtfully planted by the previous owner, an experienced florist, with springtime especially displaying an array of colourful plants and shrubs. Well maintained over the years this much loved bungalow has a great deal to offer and should be viewed without delay.

OPEN PORCH:

Exterior wall lighting and double glazed door leads into:

ENTRANCE HALL:

Coir entrance matting, radiator, smoke alarm, hatch with access via a ladder to a part boarded loft, airing cupboard housing hot water tank with wooden slatted shelving and a further storage cupboard with plenty of shelving space.

SITTING/DINING ROOM:

A large bright and airy room with the benefit of a feature fireplace with inset electric fire, stone hearth and wooden mantel and surround, carpet as fitted, two radiators, large double glazed window to rear and door providing access to a patio and garden beyond.

KITCHEN:

A traditional style kitchen fitted with a range of high and low level units incorporating under unit lighting, granite effect roll top work surfaces and a stainless steel sink with swan mixer tap. Appliances include a high level fan assisted oven with grill, 4-ring gas hob with extractor fan above, built-in slimline



dishwasher and space for a washer/dryer. Tile effect vinyl flooring, part tiled walling, double glazed window with fitted roller blind to rear and double glazed door providing access to the patio and garden.

BEDROOM:

Built-in double wardrobe providing hanging, shelving and drawer storage accessed via two glass fronted doors, carpet as fitted, radiator and double glazed window to front with fitted roller blind.

BEDROOM:

Carpet as fitted, radiator and double glazed window with fitted roller blind overlooking the rear patio and garden.

BEDROOM:

Currently used as a dining room comprising a radiator, carpet as fitted and double glazed window to front.

FAMILY SHOWER ROOM:

Corner tiled cubicle with Bristan shower and separate handheld attachment, pedestal wash hand basin, low level wc, corner wall mounted glass cabinet, wall mounted chrome heated towel rail, fully tiled walling, recessed spotlights and two obscured double glazed windows to side with fitted roller blinds.

OUTSIDE FRONT:

The area of garden consists of two areas of astro turf for easy maintenance and a selection of raised flower bed borders with mature shrubs and planting. A concrete driveway provides off road parking leading to a garage accessed via up/over door and features concrete flooring, floating shelving, wall mounted electric consumer unit, wall mounted electric & gas meters and Viessmann boiler. To the side of the property a wooden gate leads to the rear garden.

OUTSIDE REAR:

The low maintenance and private rear garden is beautifully maintained offering two patio areas both suited for garden table and chairs. The remainder of the garden is laid to astro turf for ease of maintenance with raised flower bed borders and established planting, garden shed and use of an exterior water tap.

SITUATION:

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TENURE:

Freehold

COUNCIL TAX BAND:

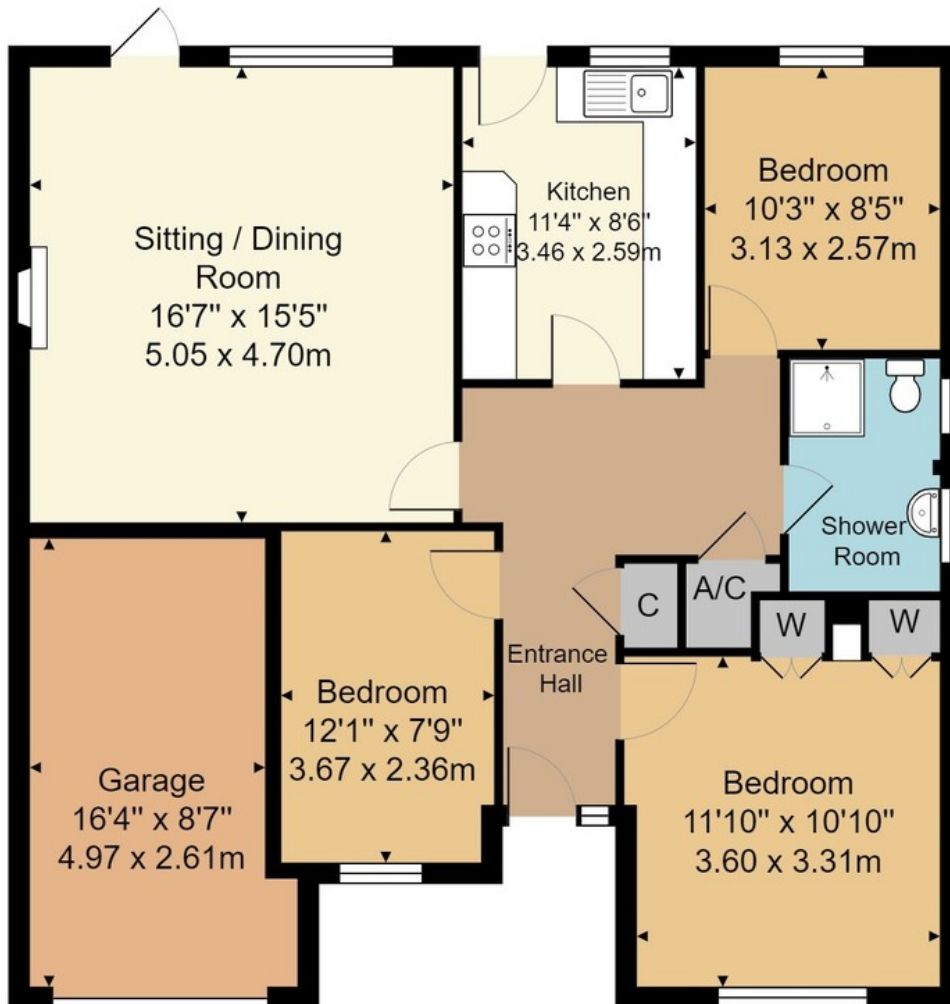
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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
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81-91	B		81 B
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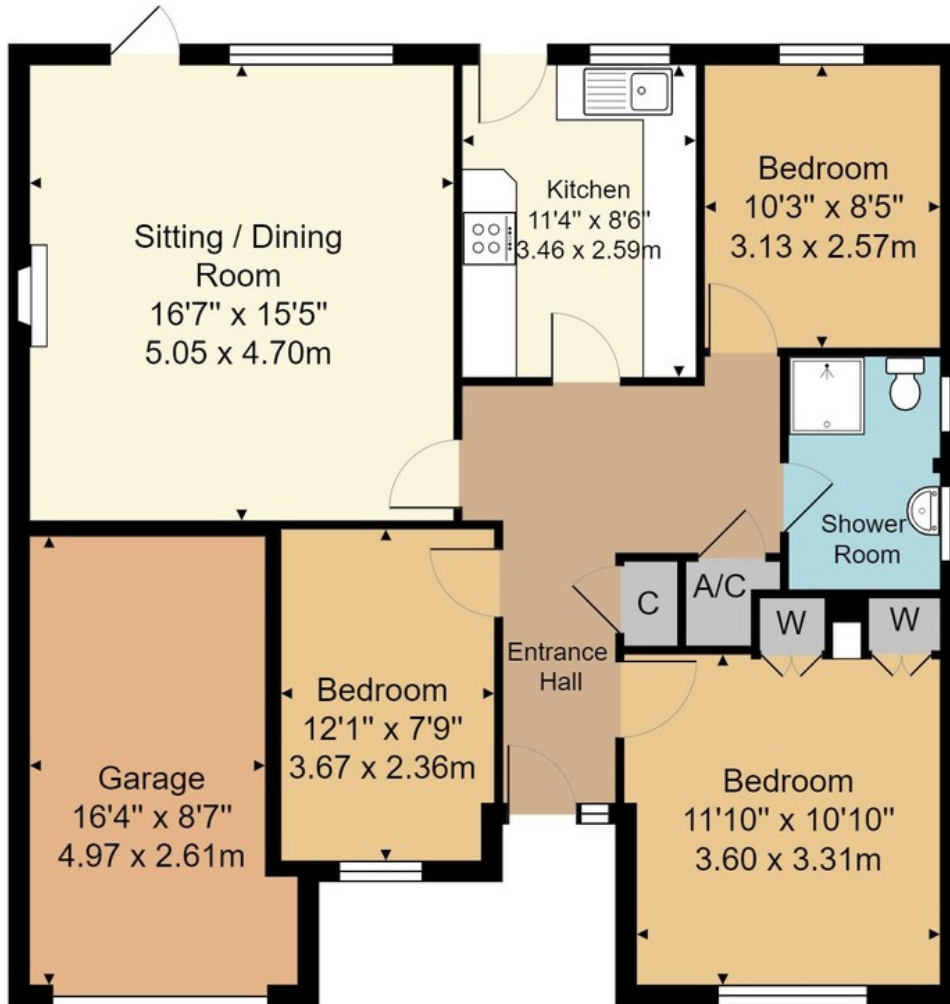
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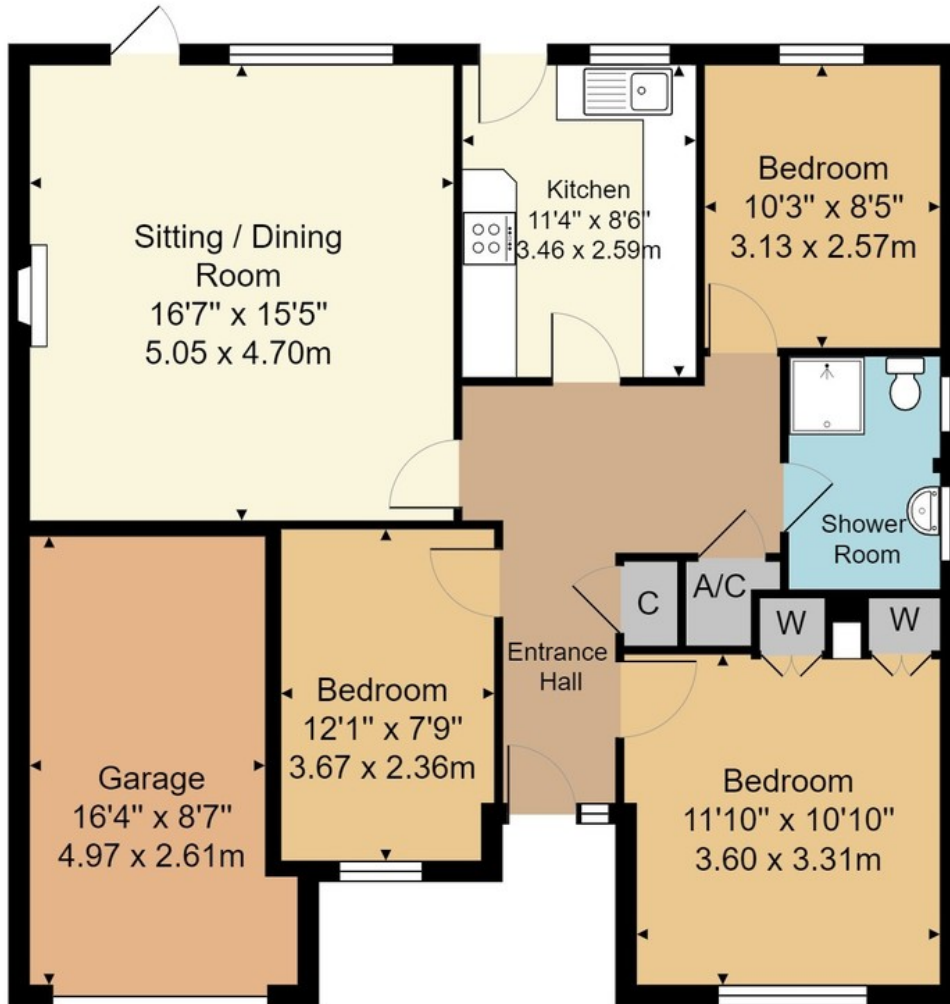
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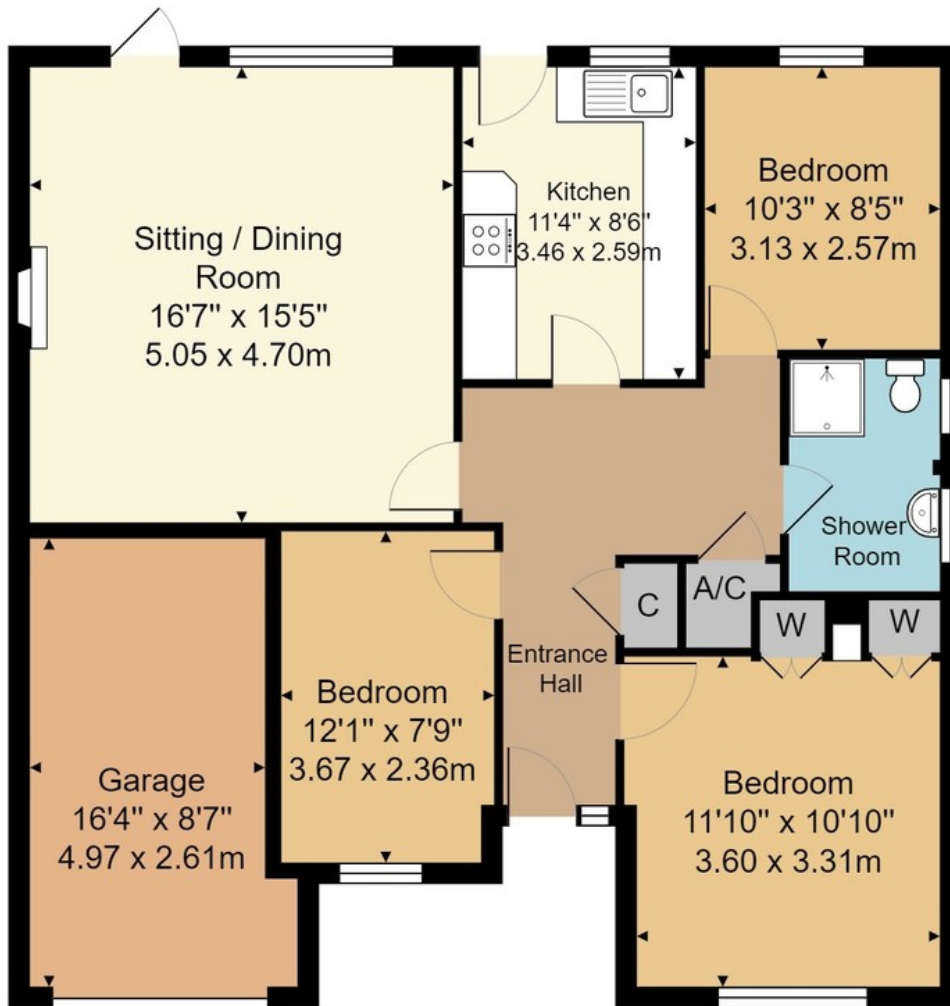
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Freehold

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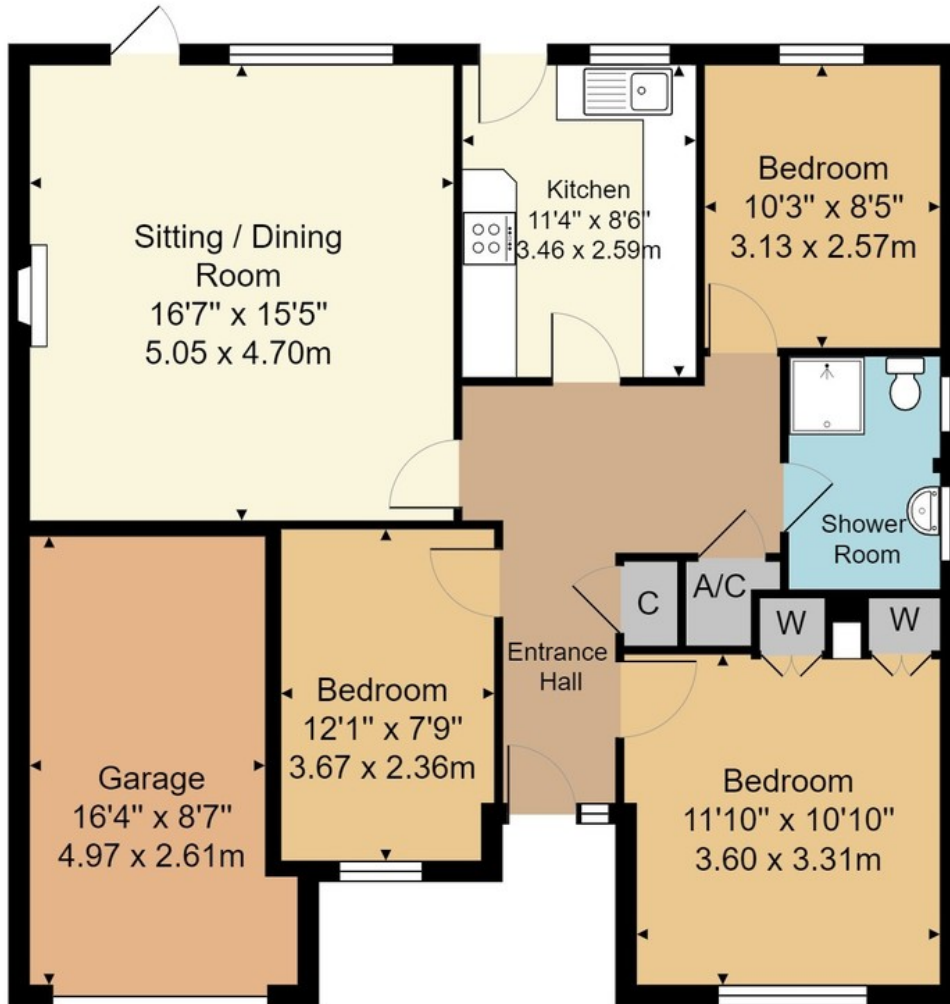
D

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1041 ft² ... 96.7 m²
(Includes Garage)

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**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- 3 Bedrooms
- Chain Free
- Front & Rear Gardens
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Lower Saxonbury, Crowborough

£425,000

woodandpilcher.co.uk



10 Lower Saxonbury, Crowborough, TN6 1EB

A fabulous opportunity to purchase a chain free detached bungalow set in a super cul-de-sac location with the town and local amenities nearby. Advantages include versatile accommodation with a large sitting/dining room, a traditional style kitchen, three bedrooms and a family shower room. Externally benefits include off road parking and a single garage. A particular feature of this home are the gardens that provide easy maintenance and have been thoughtfully planted by the previous owner, an experienced florist, with springtime especially displaying an array of colourful plants and shrubs. Well maintained over the years this much loved bungalow has a great deal to offer and should be viewed without delay.

OPEN PORCH:

Exterior wall lighting and double glazed door leads into:

ENTRANCE HALL:

Coir entrance matting, radiator, smoke alarm, hatch with access via a ladder to a part boarded loft, airing cupboard housing hot water tank with wooden slatted shelving and a further storage cupboard with plenty of shelving space.

SITTING/DINING ROOM:

A large bright and airy room with the benefit of a feature fireplace with inset electric fire, stone hearth and wooden mantel and surround, carpet as fitted, two radiators, large double glazed window to rear and door providing access to a patio and garden beyond.

KITCHEN:

A traditional style kitchen fitted with a range of high and low level units incorporating under unit lighting, granite effect roll top work surfaces and a stainless steel sink with swan mixer tap. Appliances include a high level fan assisted oven with grill, 4-ring gas hob with extractor fan above, built-in slimline



dishwasher and space for a washer/dryer. Tile effect vinyl flooring, part tiled walling, double glazed window with fitted roller blind to rear and double glazed door providing access to the patio and garden.

BEDROOM:

Built-in double wardrobe providing hanging, shelving and drawer storage accessed via two glass fronted doors, carpet as fitted, radiator and double glazed window to front with fitted roller blind.

BEDROOM:

Carpet as fitted, radiator and double glazed window with fitted roller blind overlooking the rear patio and garden.

BEDROOM:

Currently used as a dining room comprising a radiator, carpet as fitted and double glazed window to front.

FAMILY SHOWER ROOM:

Corner tiled cubicle with Bristan shower and separate handheld attachment, pedestal wash hand basin, low level wc, corner wall mounted glass cabinet, wall mounted chrome heated towel rail, fully tiled walling, recessed spotlights and two obscured double glazed windows to side with fitted roller blinds.

OUTSIDE FRONT:

The area of garden consists of two areas of astro turf for easy maintenance and a selection of raised flower bed borders with mature shrubs and planting. A concrete driveway provides off road parking leading to a garage accessed via up/over door and features concrete flooring, floating shelving, wall mounted electric consumer unit, wall mounted electric & gas meters and Viessmann boiler. To the side of the property a wooden gate leads to the rear garden.

OUTSIDE REAR:

The low maintenance and private rear garden is beautifully maintained offering two patio areas both suited for garden table and chairs. The remainder of the garden is laid to astro turf for ease of maintenance with raised flower bed borders and established planting, garden shed and use of an exterior water tap.

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

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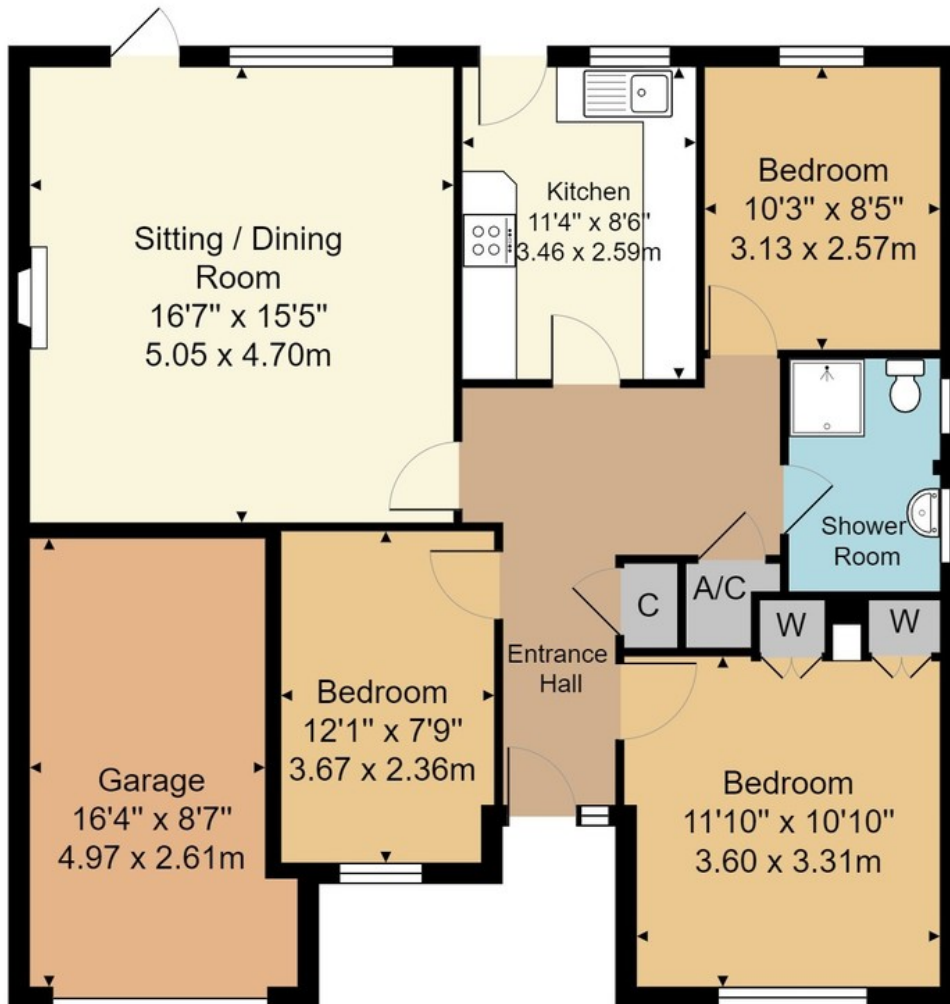
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