



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- No Onward Chain
- Rear Garden & Parking
- Energy Efficiency Rating: C

Fermor Way, Crowborough

£410,000

woodandpilcher.co.uk



98 Fermor Way, Crowborough, TN6 3BJ

A chain free extremely well presented extended 1970s semi-detached family home benefiting from off road parking and a easy maintenance and pretty rear garden. The accommodation consists of an enclosed porch, a downstairs cloakroom, good size dining room opening into a bright and airy sitting room with recently fitted carpet and access to the rear patio and garden. The kitchen has a modern contemporary feel with many of the usual appliances to include two Bosch ovens and a breakfast bar suitable for informal dining. To the first floor are three bedrooms, two with the advantage of built-in wardrobes, and a modern family bathroom. Externally are low maintenance gardens with off road parking to front and a pleasant garden with paved patio to rear.

Double glazed door leads into:

ENCLOSED PORCH:

Tiled flooring, radiator, recessed LED spot lights, double glazed window and door opening into:

DINING ROOM:

Light wood laminate flooring, radiator, recessed LED spot lights, ample space for dining room table and chairs, double glazed window to side and opening into:

SITTING ROOM:

Built-in entertainment unit with cupboard storage, newly laid carpet, radiator, double aspect with double glazed window to side and double glazed French doors lead out to a patio and garden beyond.

KITCHEN/UTILITY AREA:

Range of high and low level high gloss units with light granite effect roll top work surfaces incorporating a one and half bowl sink with modern mixer tap and handheld rinsers attachment. Integrated appliances include two high level built-in



ovens, microwave/oven, dishwasher and fridge/freezer. Breakfast bar with a ream for bar stool seating, an additional integrated freezer and cupboard storage beneath, black tiled flooring, radiator, two double glazed windows to the front both with fitted roller blinds, recessed LED spot lights and a utility area has space for a washer/dryer.

DOWNSTAIRS CLOAKROOM:

Low level wc, small corner wash hand basin with mixer tap, tiled flooring, wall mounted electric consumer unit, recessed LED spot lights and extractor fan.

FIRST FLOOR LANDING:

Large built-in cupboard with wooden slatted shelving, carpet as fitted, double glazed window to side with fitted roller blind, ladder with access to part boarded loft with light.

MAIN BEDROOM:

Fitted double wardrobe with hanging rail and shelving, carpet as fitted, radiator and double glazed window to front with fitted roller blind.

BEDROOM:

Double fitted wardrobe with hanging rail, shelving and storage cupboard above, carpet as fitted, radiator and double glazed window overlooking the rear garden with fitted roller blind.

BEDROOM:

Carpet as fitted, radiator and double glazed window overlooking the rear garden.

FAMILY BATHROOM:

Panelled bath with rainfall shower over, separate handheld shower attachment and glass bifold shower screen, low level wc, rectangular sink with mixer tap set into a vanity unit with shelving, wall mounted chrome heated towel rail, black tiled flooring, part tiled walling, recessed LED spot lights, extractor fan and obscured double glazed window to front with fitted roller blind.

OUTSIDE FRONT:

Off road parking for one vehicle and the opportunity to add further parking (subject to consents). The remainder of the garden is mainly laid to lawn with brick raised flower bed borders, brick paved path to front door, bin store area and a wooden gate provides side access with outside water tap to the rear garden.

OUTSIDE REAR:

A low maintenance garden is principally laid to lawn with brick paved patio, brick raised flower bed borders, attractive corner pond with sleeper style surround and attached storage cupboard along with a wooden shed.

SITUATION:

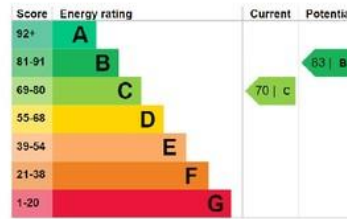
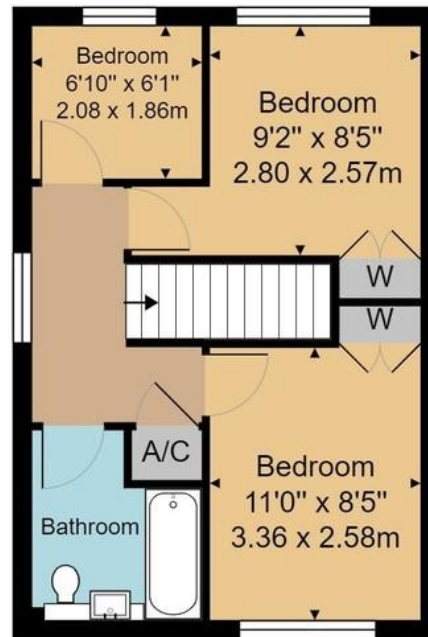
Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent 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.

COUNCIL TAX BAND: C

TENURE: Freehold

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666





Approx. Gross Internal Area 998 ft² ... 92.7 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.

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