



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- No Onward Chain
- 2 Bedrooms + Attic Room
- Newly Fitted Kitchen
- Garage & Off Road Parking:
- Energy Efficiency Rating: C

Blackness Road, Crowborough

£475,000

woodandpilcher.co.uk



Green Hedges, Blackness Road, Crowborough, TN6 2LZ

Offered to the market chain free is this detached bungalow with many advantages to include a newly fitted kitchen, recently laid carpets and a large level rear garden. The accommodation comprises an entrance hall, kitchen, spacious sitting room with access to a lean-to, two double bedrooms, shower room, separate wc and a first floor attic room accessed via the rear bedroom. Externally the extremely large rear garden adds to the appeal of this property and to the front is the benefit of a driveway providing off road parking and access to a single garage. This property has plenty of potential for extension (subject to usual planning consents) to become a substantial home.

Secured glass panelled timber door into:

COVERED ENTRANCE PORCH:

Quarry tiled flooring and uPVC glazed door into:

ENTRANCE HALL:

Carpet as fitted, loft access and opening into:

KITCHEN:

Comprising a newly fitted range of wall and base units with worktops and tiled splashbacks over, one and half bowl stainless steel sink with swan mixer tap, integrated electric oven with 4-ring gas hob and extractor fan over, space for washing machine, space for fridge/freezer, vinyl flooring, cupboard housing consumer unit and electric smart meter, telephone point, radiator with thermostat and double glazed windows to front and side.



BEDROOM:

Cupboard housing Worcester Bosch boiler with heating controls, radiator with thermostat, carpet as fitted and a large double glazed window to front.

SITTING ROOM:

Feature fireplace with stone mantle, surround and sandstone hearth, radiator with thermostat, carpet as fitted, window to rear along with a glass panelled door opening into an outside glazed lean-to.

LEAN TO:

Plastic roof, lighting and access to rear garden.

WC

Low level wc, vinyl flooring and obscured double glazed window to side.

SHOWER ROOM:

Tiled shower cubicle and integrated shower, pedestal wash hand basin, vinyl flooring, radiator with thermostat, cupboard housing hot water tank with shelving and obscured double glazed window to side.

BEDROOM:

Radiator with thermostat, carpet as fitted, window to rear and stairs rising to an attic room.

ATTIC ROOM:

Inset LED lighting, door opening to roof space. carpet as fitted, radiator with thermostat and dormer window to rear.

OUTSIDE FRONT:

The garden is principally laid to lawn with brick surrounds, pea shingle drive providing off road parking leading to a single timber garage accessed by timber doors with window to rear.

OUTSIDE REAR:

Set in a plot circa quarter of an acre is a large, generous garden comprising an area of paved patio and a timber shed. The remainder of the garden is principally laid to lawn with an ornamental pond and a further timber shed, all enclosed by fence and hedge boundaries.

SITUATION:

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TENURE:

Freehold

COUNCIL TAX BAND:

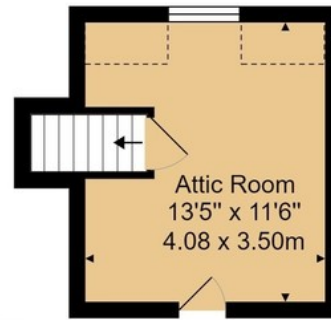
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VIEWING:

By appointment with Wood & Pilcher 01892 665666

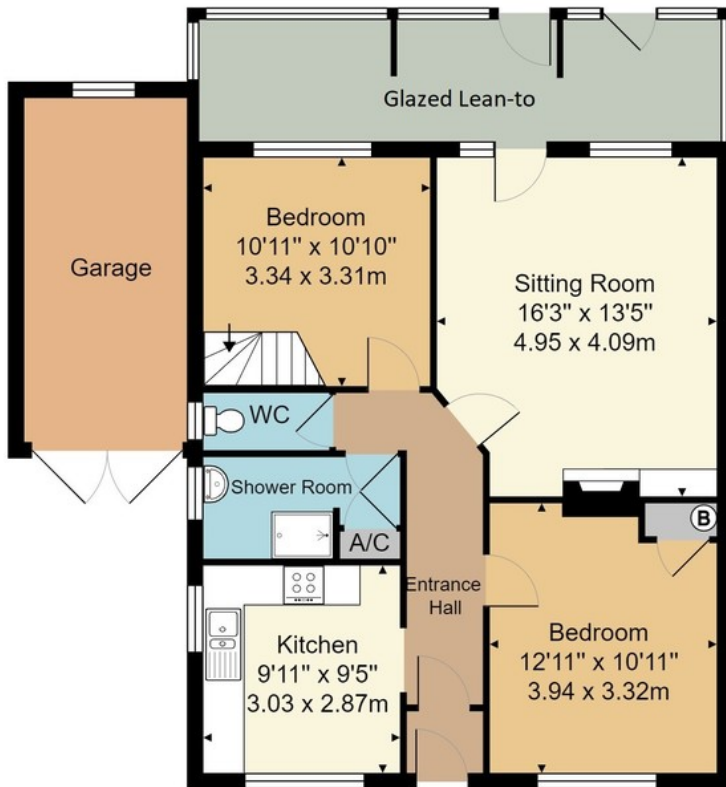


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Access to Loft

First Floor



Ground Floor

Approx. Gross Internal Area 1053 ft² ... 97.8 m² (excluding garage)

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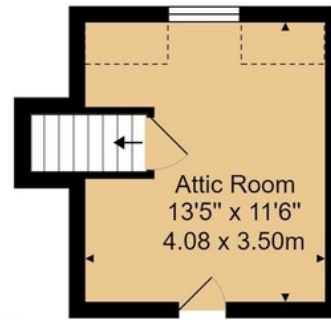
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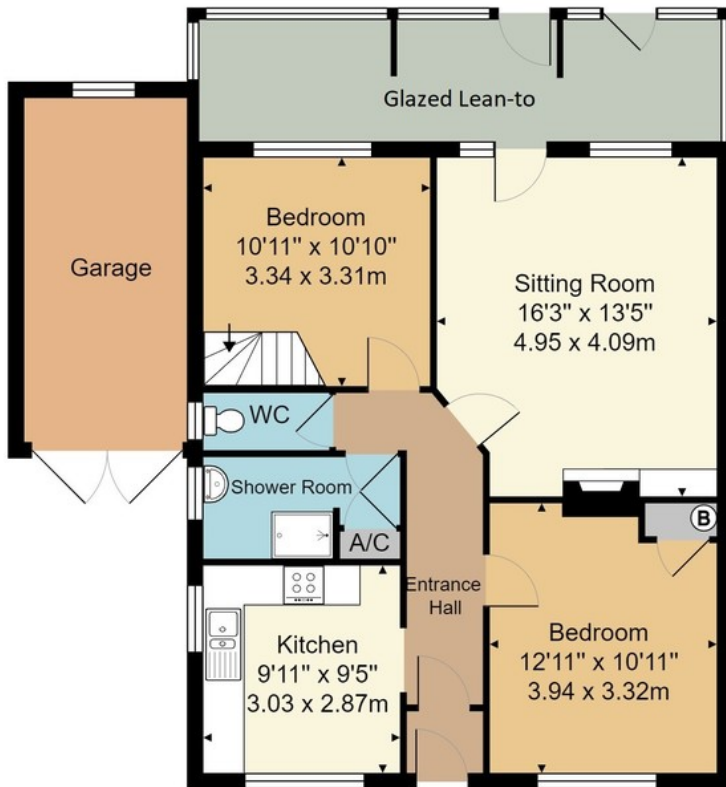


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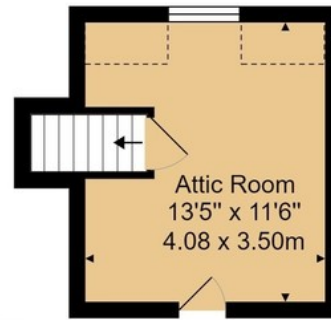
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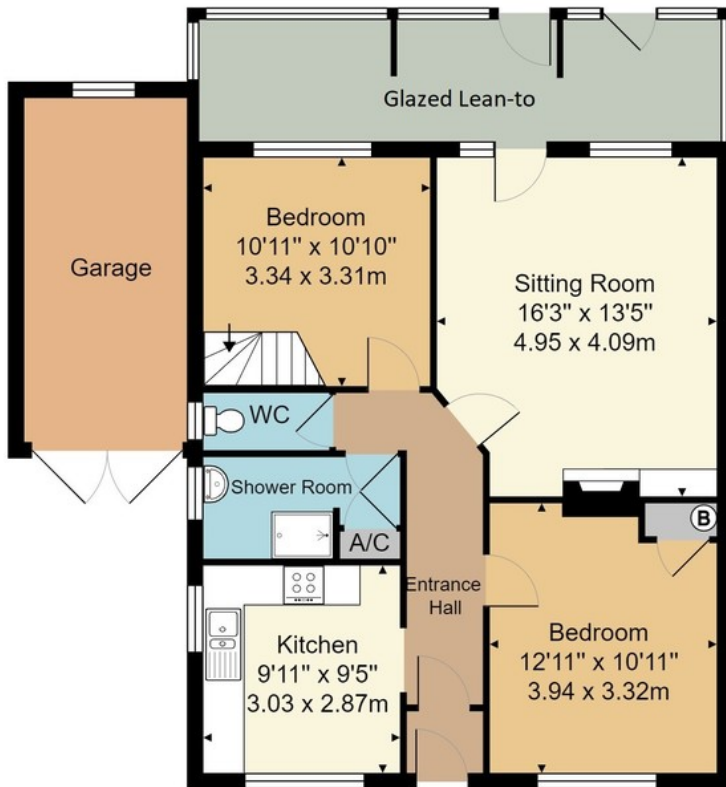


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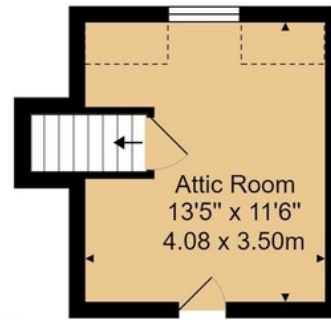
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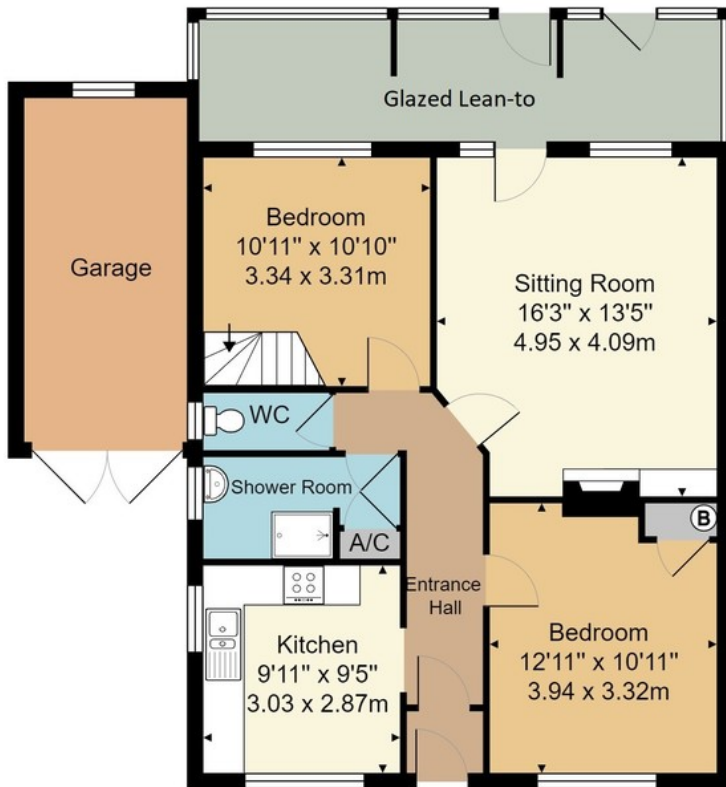


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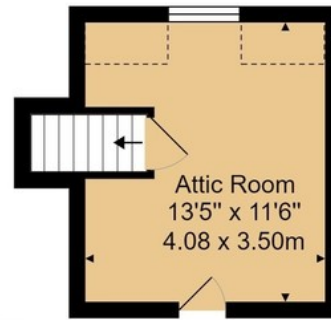
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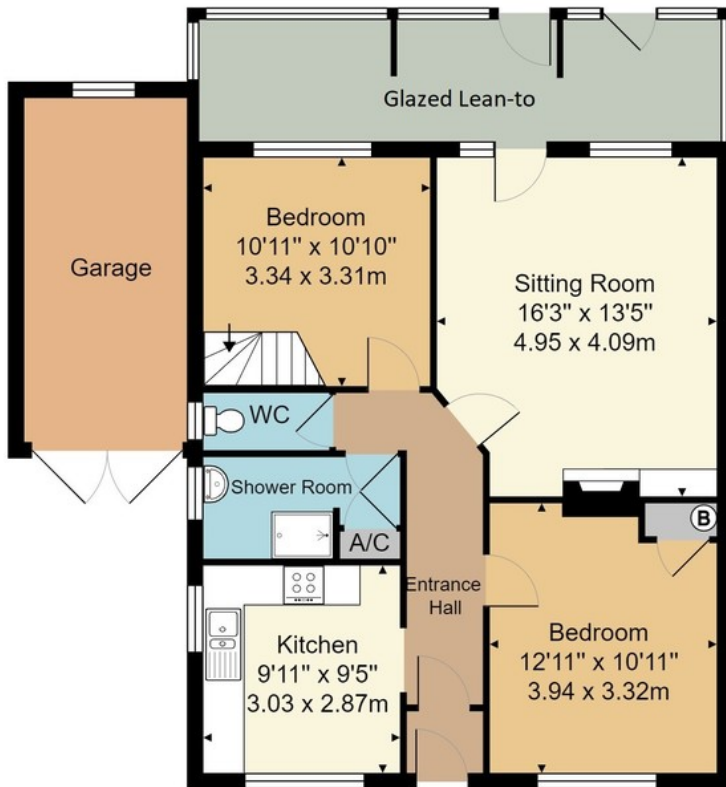


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**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- No Onward Chain
- 2 Bedrooms + Attic Room
- Newly Fitted Kitchen
- Garage & Off Road Parking:
- Energy Efficiency Rating: C

Blackness Road, Crowborough

£475,000

woodandpilcher.co.uk



Green Hedges, Blackness Road, Crowborough, TN6 2LZ

Offered to the market chain free is this detached bungalow with many advantages to include a newly fitted kitchen, recently laid carpets and a large level rear garden. The accommodation comprises an entrance hall, kitchen, spacious sitting room with access to a lean-to, two double bedrooms, shower room, separate wc and a first floor attic room accessed via the rear bedroom. Externally the extremely large rear garden adds to the appeal of this property and to the front is the benefit of a driveway providing off road parking and access to a single garage. This property has plenty of potential for extension (subject to usual planning consents) to become a substantial home.

Secured glass panelled timber door into:

COVERED ENTRANCE PORCH:

Quarry tiled flooring and uPVC glazed door into:

ENTRANCE HALL:

Carpet as fitted, loft access and opening into:

KITCHEN:

Comprising a newly fitted range of wall and base units with worktops and tiled splashbacks over, one and half bowl stainless steel sink with swan mixer tap, integrated electric oven with 4-ring gas hob and extractor fan over, space for washing machine, space for fridge/freezer, vinyl flooring, cupboard housing consumer unit and electric smart meter, telephone point, radiator with thermostat and double glazed windows to front and side.



BEDROOM:

Cupboard housing Worcester Bosch boiler with heating controls, radiator with thermostat, carpet as fitted and a large double glazed window to front.

SITTING ROOM:

Feature fireplace with stone mantle, surround and sandstone hearth, radiator with thermostat, carpet as fitted, window to rear along with a glass panelled door opening into an outside glazed lean-to.

LEAN TO:

Plastic roof, lighting and access to rear garden.

WC

Low level wc, vinyl flooring and obscured double glazed window to side.

SHOWER ROOM:

Tiled shower cubicle and integrated shower, pedestal wash hand basin, vinyl flooring, radiator with thermostat, cupboard housing hot water tank with shelving and obscured double glazed window to side.

BEDROOM:

Radiator with thermostat, carpet as fitted, window to rear and stairs rising to an attic room.

ATTIC ROOM:

Inset LED lighting, door opening to roof space. carpet as fitted, radiator with thermostat and dormer window to rear.

OUTSIDE FRONT:

The garden is principally laid to lawn with brick surrounds, pea shingle drive providing off road parking leading to a single timber garage accessed by timber doors with window to rear.

OUTSIDE REAR:

Set in a plot circa quarter of an acre is a large, generous garden comprising an area of paved patio and a timber shed. The remainder of the garden is principally laid to lawn with an ornamental pond and a further timber shed, all enclosed by fence and hedge 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.

TENURE:

Freehold

COUNCIL TAX BAND:

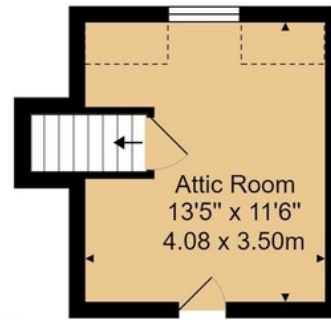
C

VIEWING:

By appointment with Wood & Pilcher 01892 665666

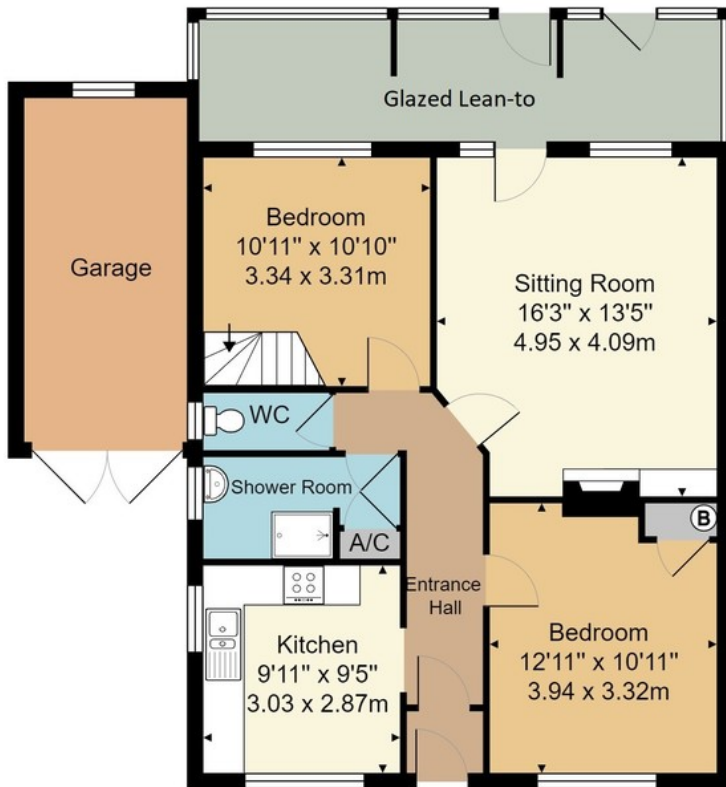


Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Access to Loft

First Floor



Ground Floor

Approx. Gross Internal Area 1053 ft² ... 97.8 m² (excluding garage)

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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