



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- End of Terrace House
- 2 Bedrooms
- Open Plan Kitchen/Diner
- Westerly Facing Rear Garden
- Garage En Block & ORP
- Energy Efficiency Rating: C

**South Street, Crowborough**

**£350,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





## Acers, South Street, Crowborough, TN6 1PF

Acers is an extremely well presented end of terrace family home located in a very convenient position. The accommodation comprises of a bright and airy sitting room, a dining room with direct access out to the rear garden and a modern kitchen. To the first floor are two bedrooms and a family bathroom. Externally is a pleasant westerly facing rear garden and the huge advantage of both off road parking to the front and a garage en block to the rear.

Double glazed composite front door with exterior lighting leads into:

### ENTRANCE PORCH:

Coir matting, wood effect laminate flooring, wall light, coats hanging area and door into:

### SITTING ROOM:

Feature fireplace with inset wood burning stove, marble surround and granite hearth, tv/telephone point, under stair storage cupboard, further built in low level cupboards with large shelf, radiator, window to front and opening into:

### OPEN PLAN KITCHEN/DINER:

Range of matching wall and base units with granite effect roll top work surfaces and tiled splashback, inset one and half stainless steel sink bowl and drainer with mixer tap, integrated double Bosch oven, Bosch 4-ring electric hob above with stainless steel extractor fan, separate spaces for a washing machine, low level fridge and freezer, space for dining table and chairs, radiator, recessed LED spot lights, wood effect laminate flooring, window to rear and French doors with direct access out to the rear garden.





**FIRST FLOOR LANDING:**

Loft hatch with access to attic, over stairs built in cupboard, recessed spot lights and doors into:

**FAMILY BATHROOM:**

Large enclosed bath with chrome mixer tap, overhead Aqualisa rainfall showerhead and separate shower attachment, low level wc, wash hand basin with chrome mixer tap set into vanity unit with tiled splashback, tall ladder style heated towel rail, recessed spot lights, extractor fan, wood effect laminate flooring, fully brick style tiled walling and obscured window to rear.

**BEDROOM:**

Built in double wardrobe with storage shelf above, corner coving, radiator, telephone point and window to front.

**BEDROOM:**

Built in cupboard housing combi Worcester gas boiler with slatted shelving above, airing cupboard, further built in wardrobes, corner coving, radiator, fitted carpet and window to rear.

**OUTSIDE FRONT:**

Brick paved driveway providing off road parking arranged to sleepers and enclosed by low level hedgerow.

**OUTSIDE REAR:**

The rear garden enjoys a westerly aspect and benefits from a brick paved patio ideal for garden table and chairs, outside power source and tap. The remainder of the garden is laid to lawn with a raised flower bed, mature Acer and timber garden shed to rear. Fenced boundaries with private gate to side passage that leads to a garage en block.

**SITUATION:**

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. 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

**COUNCIL TAX BAND:**

C

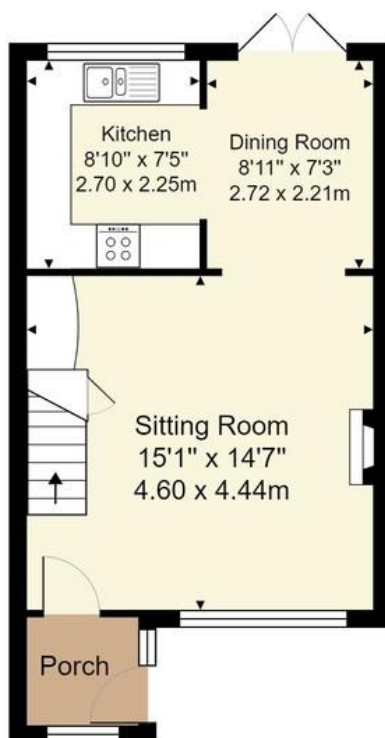
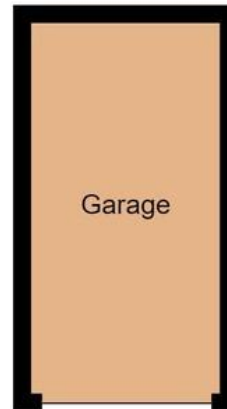
**VIEWING:**

By appointment with Wood & Pither Crowborough 01892 665666.

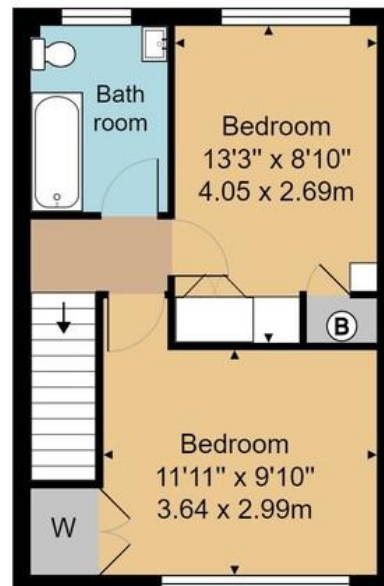


Approx. Gross Internal Area  
(excluding garage)  
750 ft<sup>2</sup> ... 69.7 m<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71   C	89   B
39-54	E		
21-38	F		
1-20	G		



**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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