



HURTIS HILL
CROWBOROUGH - £499,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

Brookvale

Hurtis Hill
Crowborough TN6 3AE

**Entrance Hall - L-Shaped Sitting/Dining Room
Kitchen/Breakfast Room - Inner Hallway - Three
Bedrooms - Family Bathroom - Ample Off Road Parking
Single Garage - Good Size Garden**

A well appointed and much loved 1980s detached bungalow introduced to the market with no onward chain. Approaching the property and prior to entering the front garden is a detached single garage with the good size front garden benefiting from off road parking. The accommodation comprises a welcoming entrance hall, a cloakroom and access into a bright and airy L-shaped sitting room/dining room with direct access out to a front veranda ideal for alfresco summer entertaining. From the inner hallway is access into a good size kitchen/breakfast room with space for kitchen table and chairs and access out to the rear garden, three bedrooms all benefiting from built-in wardrobes and a family bathroom. The majority of the good size garden is located to the side of the property offering a great deal of privacy along with a patio area located to the rear of the property.

COVERED OPEN PORCH:

Window and uPVC half glazed door provides access into:

ENTRANCE HALL:

Two large storage cupboards, carpet as fitted and a radiator.

CLOAKROOM:

Low level wc, sink with tiled splashback, radiator, vinyl flooring and obscured window to front.

SITTING/DINING ROOM:

Stone fireplace, stone hearth and mantel over, space for associated sitting and dining room furniture, carpet as fitted, wall lighting, two radiators and benefiting from a triple aspect with patio sliding doors opening to a raised outdoor seating area to front and windows to side and rear.



KITCHEN/BREAKFAST ROOM:

Range of wood effect wall, base and drawer units with work surfaces and tiled splashbacks, stainless steel sink with mixer tap and drainer, separate spaces for a free standing cooker, dishwasher, fridge and washing machine. Space for kitchen table and chairs, two storage cupboards one housing the water tank, Ideal Logic Plus boiler installed in 2022 with Honeywell thermostat control, vinyl flooring, ceiling spot lighting, radiator, two windows and uPVC half glazed door with cat flap to rear.

INNER HALLWAY:

Loft access and carpet as fitted.

MAIN BEDROOM:

Built-in wardrobe, radiator, carpet as fitted and window to rear.

BEDROOM:

Built-in wardrobe, radiator, carpet as fitted and window to front.

BEDROOM:

Built-in wardrobe, carpet as fitted, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with tiled surrounds, fully tiled cubicle with powershower, wc, sink with tiled splashback, towel rail, shaver point, vinyl flooring, radiator and window to rear.

OUTSIDE:

Before entering the garden via the main gate is a detached single garage with up/over door and within the enclosed garden is a shingle driveway providing ample off road parking, an expanse of lawn, veranda and a gate leading to the other areas of garden.

The garden is principally located to the side of the property with an expanse of lawn, garden summerhouse, circular iron seating, a pond and an array of planting and shrubs to include a magnolia tree. To the rear of the property is the benefit of a patio area suitable for garden table and chairs adjacent to the property along with a garden 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. 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:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

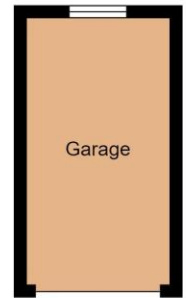
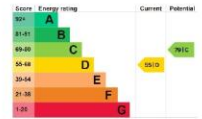


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Approx. Gross Internal Area 1087 ft² ... 101.0 m² (excluding garage)

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.