



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Cottage
- 3 Bedrooms
- Bathroom & Top Floor WC
- Lovely Garden With Patio
- Garage & Parking
- Energy Efficiency Rating: D

Gladstone Road, Crowborough

£465,000

woodandpilcher.co.uk



2 Rosebury Cottages, Gladstone Road, Crowborough, East Sussex, TN6 1PL

2 Rosebury Cottages is a Victorian semi-detached cottage set over three floors and located in a convenient residential road. The accommodation comprises a dining room with feature fireplace to the front of the property, a kitchen/breakfast room with steps leading down to a sitting room to the rear with direct access out to the patio and garden beyond. To the first floor are two bedrooms and a family bathroom and to the top floor is a further bedroom with far reaching views and separate wc. Externally to the front is an area of parking along with a single garage and to the rear the garden benefits from a southerly aspect, area of patio and a detached brick built workshop.

Glass panelled composite security door into:

ENTRANCE HALL:

Stairs to first floor, tiled flooring and radiator.

DINING ROOM:

Feature fireplace with inset tiled basket, tiled cheeks, wood mantel, stone hearth and surround, wood corner unit suitable for study area, radiator, carpet as fitted and window to front.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with worktops and tiled splashbacks over, stainless steel sink with swan mixer tap, eye level twin oven and 4-ring gas hob with extractor fan over and pan drawers under, integrated dishwasher, space for washing machine, further space for American style fridge/freezer, radiator, inset LED lighting, window to side and opening with steps down to:



SITTING ROOM:

A good size room with double glazed window to rear along with patio doors opening to the garden, radiator, carpet as fitted and inset LED lighting.

FIRST FLOOR LANDING:

Built-in smoke detector, two radiators, carpet as fitted, stairs to second floor and double glazed window to front.

MAIN BEDROOM:

Wall unit with shelving, carpet as fitted, radiator and window to front.

BEDROOM:

Shelving, carpet as fitted, radiator and window to rear overlooking garden.

FAMILY BATHROOM:

Panelled bath with side taps, tiled surrounds and thermostatic Aqualisa shower over, low level dual flush wc, wash hand basin, cupboard with shelving, space for tumble dryer and obscured double glazed window to rear.

TOP FLOOR LANDING:

Access to:

BEDROOM:

Eaves storage and window to rear with amazing views.

WC:

Dual flush low level wc with tiled surrounds, vanity wash hand basin with storage under, mirrored wall and shaver point.

OUTSIDE FRONT:

Tarmacadam off road parking, single garage with electric up/over door housing the wall mounted Ideal gas boiler and gas meter, window to rear and timber glass panelled door to rear garden.

OUTSIDE REAR:

Brick built pitched roof outbuilding with double glazed window and doors leading out to a patio area with pergola suitable for outside garden table and chairs. The remainder of the garden has been principally laid to lawn with areas of planting including a camellia and acer trees, a rockery and all being enclosed by hedge borders.

SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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 and a good range of schooling including the grammar schools.

TENURE:

Freehold

COUNCIL TAX BAND:

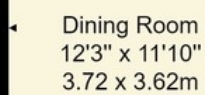
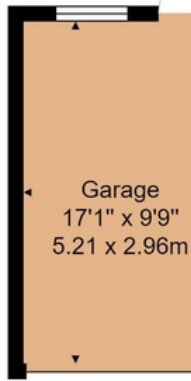
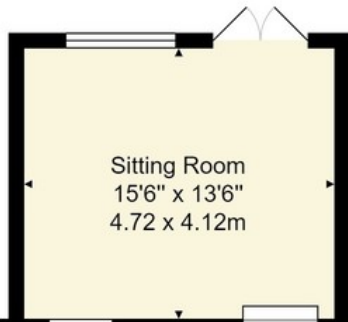
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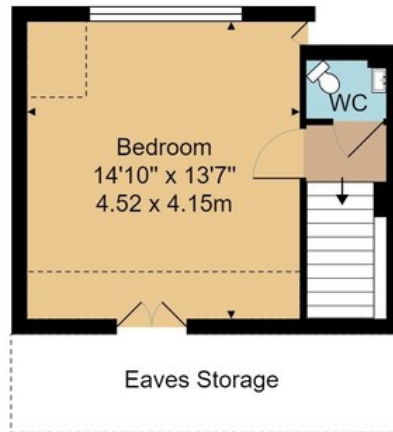
By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81/B
69-80	C		
55-68	D	62/D	
39-54	E		
21-38	F		
1-20	G		

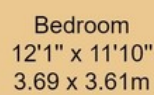
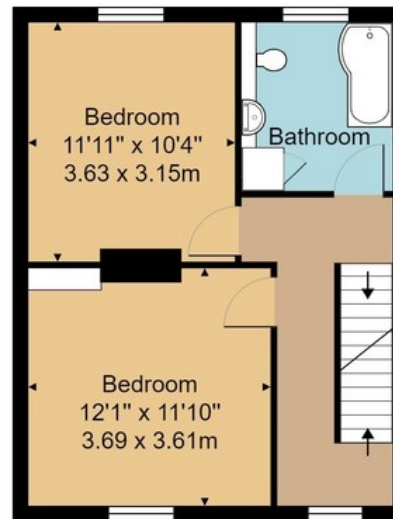


Ground Floor



Eaves Storage

Second Floor



First Floor

House Approx. Gross Internal Area 1369 sq. ft / 126.3 sq. m
 Approx. Gross Internal Area (Incl. Garage / Excl. Shed) 1538 sq. ft / 142.9 sq. m

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Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
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Glass panelled composite security door into:

ENTRANCE HALL:

Stairs to first floor, tiled flooring and radiator.

DINING ROOM:

Feature fireplace with inset tiled basket, tiled cheeks, wood mantel, stone hearth and surround, wood corner unit suitable for study area, radiator, carpet as fitted and window to front.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with worktops and tiled splashbacks over, stainless steel sink with swan mixer tap, eye level twin oven and 4-ring gas hob with extractor fan over and pan drawers under, integrated dishwasher, space for washing machine, further space for American style fridge/freezer, radiator, inset LED lighting, window to side and opening with steps down to:



SITTING ROOM:

A good size room with double glazed window to rear along with patio doors opening to the garden, radiator, carpet as fitted and inset LED lighting.

FIRST FLOOR LANDING:

Built-in smoke detector, two radiators, carpet as fitted, stairs to second floor and double glazed window to front.

MAIN BEDROOM:

Wall unit with shelving, carpet as fitted, radiator and window to front.

BEDROOM:

Shelving, carpet as fitted, radiator and window to rear overlooking garden.

FAMILY BATHROOM:

Panelled bath with side taps, tiled surrounds and thermostatic Aqualisa shower over, low level dual flush wc, wash hand basin, cupboard with shelving, space for tumble dryer and obscured double glazed window to rear.

TOP FLOOR LANDING:

Access to:

BEDROOM:

Eaves storage and window to rear with amazing views.

WC:

Dual flush low level wc with tiled surrounds, vanity wash hand basin with storage under, mirrored wall and shaver point.

OUTSIDE FRONT:

Tarmacadam off road parking, single garage with electric up/over door housing the wall mounted Ideal gas boiler and gas meter, window to rear and timber glass panelled door to rear garden.

OUTSIDE REAR:

Brick built pitched roof outbuilding with double glazed window and doors leading out to a patio area with pergola suitable for outside garden table and chairs. The remainder of the garden has been principally laid to lawn with areas of planting including a camellia and acer trees, a rockery and all being enclosed by hedge borders.

SITUATION:

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TENURE:

Freehold

COUNCIL TAX BAND:

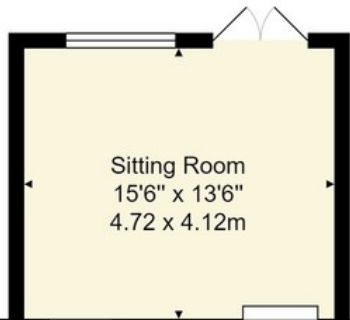
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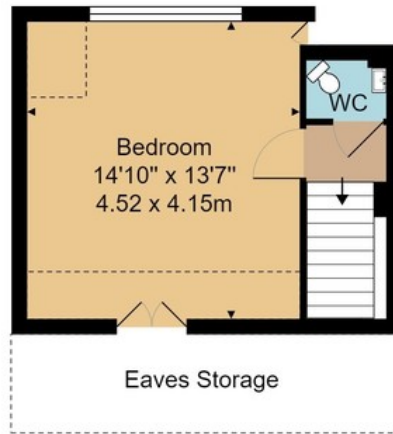
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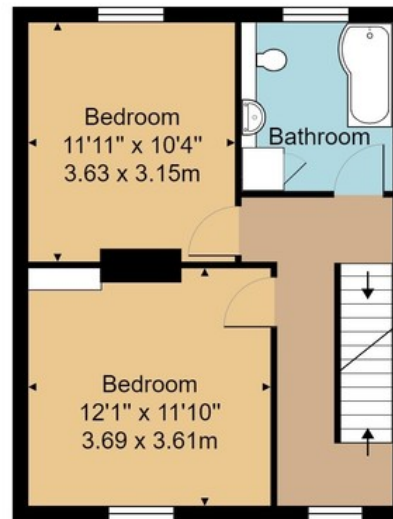
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Ground Floor



Second Floor



First Floor

House Approx. Gross Internal Area 1369 sq. ft / 126.3 sq. m
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Glass panelled composite security door into:

ENTRANCE HALL:

Stairs to first floor, tiled flooring and radiator.

DINING ROOM:

Feature fireplace with inset tiled basket, tiled cheeks, wood mantel, stone hearth and surround, wood corner unit suitable for study area, radiator, carpet as fitted and window to front.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with worktops and tiled splashbacks over, stainless steel sink with swan mixer tap, eye level twin oven and 4-ring gas hob with extractor fan over and pan drawers under, integrated dishwasher, space for washing machine, further space for American style fridge/freezer, radiator, inset LED lighting, window to side and opening with steps down to:



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FIRST FLOOR LANDING:

Built-in smoke detector, two radiators, carpet as fitted, stairs to second floor and double glazed window to front.

MAIN BEDROOM:

Wall unit with shelving, carpet as fitted, radiator and window to front.

BEDROOM:

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FAMILY BATHROOM:

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TOP FLOOR LANDING:

Access to:

BEDROOM:

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WC:

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OUTSIDE FRONT:

Tarmacadam off road parking, single garage with electric up/over door housing the wall mounted Ideal gas boiler and gas meter, window to rear and timber glass panelled door to rear garden.

OUTSIDE REAR:

Brick built pitched roof outbuilding with double glazed window and doors leading out to a patio area with pergola suitable for outside garden table and chairs. The remainder of the garden has been principally laid to lawn with areas of planting including a camellia and acer trees, a rockery and all being enclosed by hedge borders.

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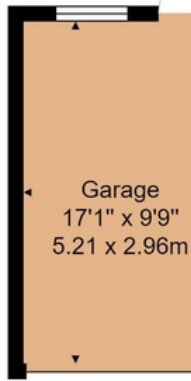
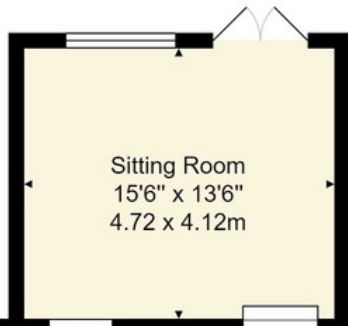
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VIEWING:

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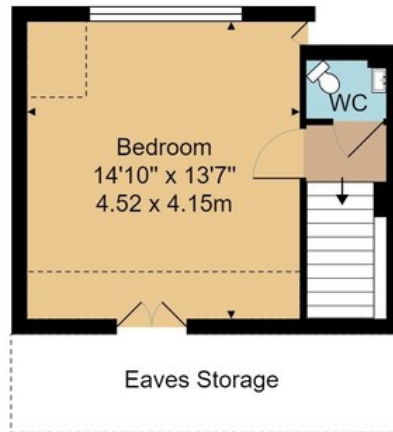


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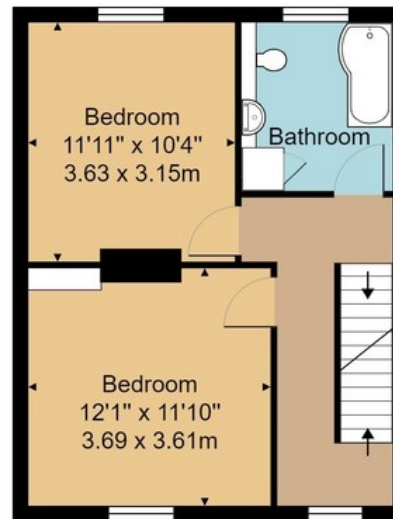
Entrance Hall

Ground Floor



Eaves Storage

Second Floor



Bedroom
12'1" x 11'10"
3.69 x 3.61m

First Floor

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TOP FLOOR LANDING:

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C

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TENURE:

Freehold

COUNCIL TAX BAND:

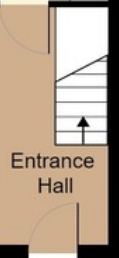
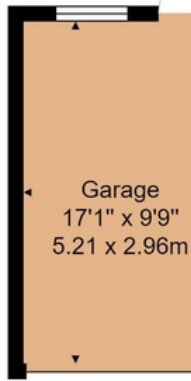
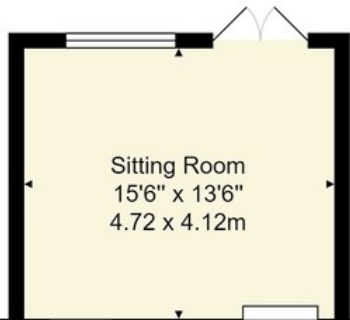
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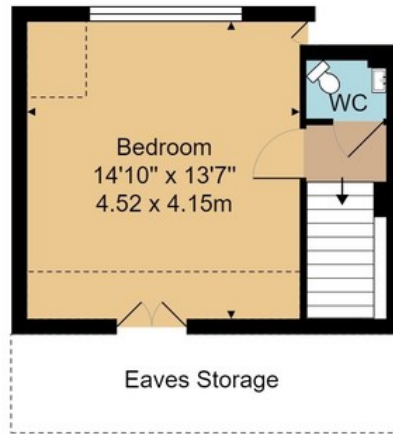
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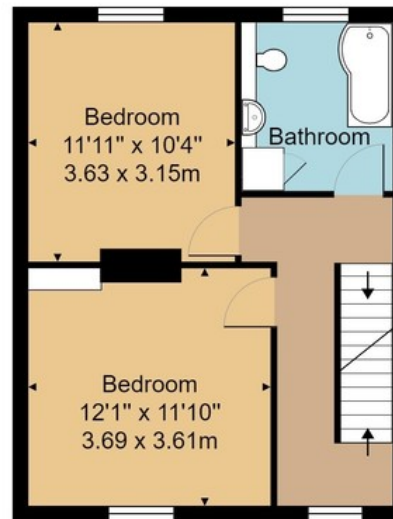
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81/B
69-80	C		
55-68	D	62/D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Second Floor



First Floor

House Approx. Gross Internal Area 1369 sq. ft / 126.3 sq. m
 Approx. Gross Internal Area (Incl. Garage / Excl. Shed) 1538 sq. ft / 142.9 sq. m

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**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Cottage
- 3 Bedrooms
- Bathroom & Top Floor WC
- Lovely Garden With Patio
- Garage & Parking
- Energy Efficiency Rating: D

Gladstone Road, Crowborough

£465,000

woodandpilcher.co.uk



2 Rosebury Cottages, Gladstone Road, Crowborough, East Sussex, TN6 1PL

2 Rosebury Cottages is a Victorian semi-detached cottage set over three floors and located in a convenient residential road. The accommodation comprises a dining room with feature fireplace to the front of the property, a kitchen/breakfast room with steps leading down to a sitting room to the rear with direct access out to the patio and garden beyond. To the first floor are two bedrooms and a family bathroom and to the top floor is a further bedroom with far reaching views and separate wc. Externally to the front is an area of parking along with a single garage and to the rear the garden benefits from a southerly aspect, area of patio and a detached brick built workshop.

Glass panelled composite security door into:

ENTRANCE HALL:

Stairs to first floor, tiled flooring and radiator.

DINING ROOM:

Feature fireplace with inset tiled basket, tiled cheeks, wood mantel, stone hearth and surround, wood corner unit suitable for study area, radiator, carpet as fitted and window to front.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with worktops and tiled splashbacks over, stainless steel sink with swan mixer tap, eye level twin oven and 4-ring gas hob with extractor fan over and pan drawers under, integrated dishwasher, space for washing machine, further space for American style fridge/freezer, radiator, inset LED lighting, window to side and opening with steps down to:



SITTING ROOM:

A good size room with double glazed window to rear along with patio doors opening to the garden, radiator, carpet as fitted and inset LED lighting.

FIRST FLOOR LANDING:

Built-in smoke detector, two radiators, carpet as fitted, stairs to second floor and double glazed window to front.

MAIN BEDROOM:

Wall unit with shelving, carpet as fitted, radiator and window to front.

BEDROOM:

Shelving, carpet as fitted, radiator and window to rear overlooking garden.

FAMILY BATHROOM:

Panelled bath with side taps, tiled surrounds and thermostatic Aqualisa shower over, low level dual flush wc, wash hand basin, cupboard with shelving, space for tumble dryer and obscured double glazed window to rear.

TOP FLOOR LANDING:

Access to:

BEDROOM:

Eaves storage and window to rear with amazing views.

WC:

Dual flush low level wc with tiled surrounds, vanity wash hand basin with storage under, mirrored wall and shaver point.

OUTSIDE FRONT:

Tarmacadam off road parking, single garage with electric up/over door housing the wall mounted Ideal gas boiler and gas meter, window to rear and timber glass panelled door to rear garden.

OUTSIDE REAR:

Brick built pitched roof outbuilding with double glazed window and doors leading out to a patio area with pergola suitable for outside garden table and chairs. The remainder of the garden has been principally laid to lawn with areas of planting including a camellia and acer trees, a rockery and all being enclosed by hedge borders.

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TENURE:

Freehold

COUNCIL TAX BAND:

C

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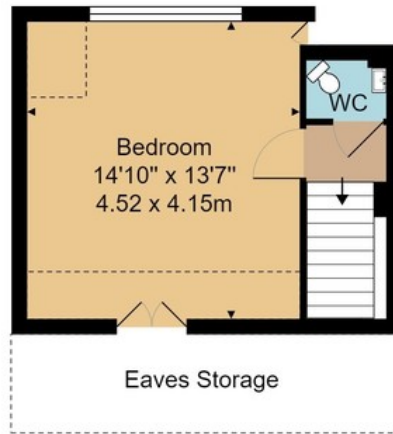
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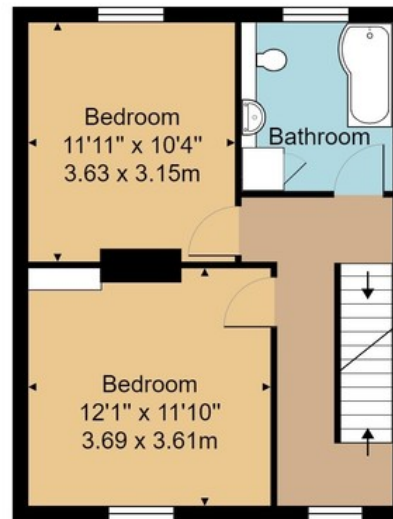
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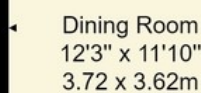
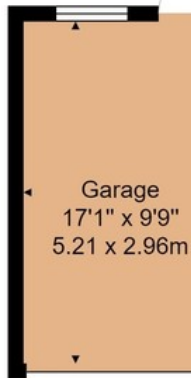
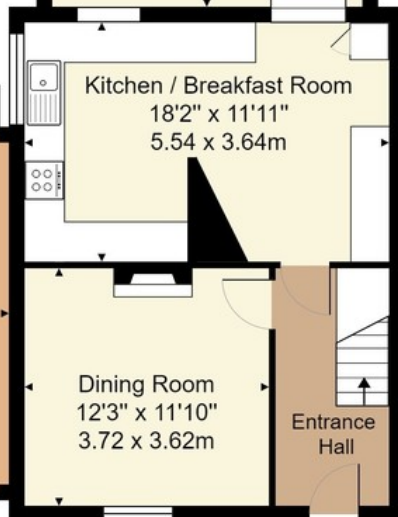
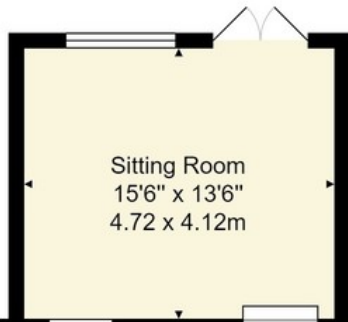
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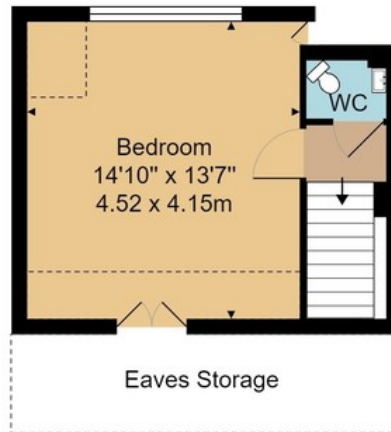
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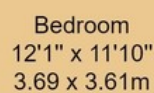
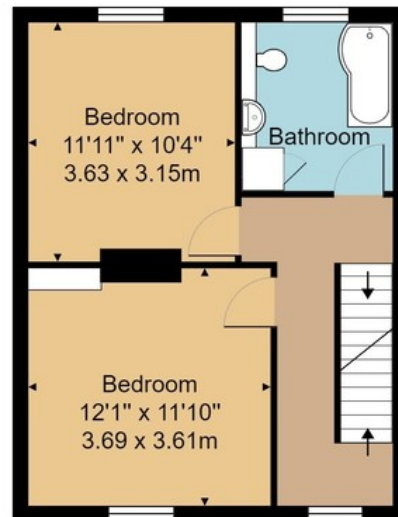


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Eaves Storage

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