



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Rear Gardens
- Off Road Parking
- Energy Efficiency Rating: D

**Blackness Road, Crowborough**

**£470,000**

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



## Brambles, Blackness Road, Crowborough, TN6 2LP

Located in a popular residential road with good access to the mainline railway station is this spacious family house. In brief the accommodation comprises a sitting room with open fireplace and a family room leading to a conservatory. In addition is a kitchen/breakfast room, wc, study and access into a store room. Externally to the front is an area of parking and garden to rear.

Glass panelled uPVC entrance door opens into:

### ENTRANCE HALL:

Coats hanging cupboard with electricity meters, coir entrance matting, carpet as fitted and obscured window to side.

### SITTING ROOM:

Open fireplace with limestone surround, iron basket and limestone hearth, stairs to first floor, two radiators, carpet as fitted, large window to front and glass panelled timber door opens to:

### FAMILY ROOM:

Laminate flooring, radiator and opening into:

### CONSERVATORY:

Dwarf wall construction with double glazed surrounds and polycarbonate roof, radiator, laminate flooring and glass panelled door opens to the garden.

### KITCHEN/BREAKFAST ROOM:

#### Kitchen Area:

Range of wall and base units with worktops and upstands over, one and half bowl composite sink with swan mixer tap. Integrated appliances include a Bosch induction hob with extractor fan over and pan drawers under, eye level oven and a dishwasher. Wine store area, further base unit with glass cabinet above and worktops over.



**Breakfast Area:**

Range of wall and base units, space for American style fridge/freezer, further space for washing machine and tumble dryer, radiator, window to rear and uPVC glass panelled door opening out to the garden.

**WC:**

Dual flush low level wc, chrome heated towel rail, vanity wash hand basin with storage below and obscured window to rear.

**STUDY:**

Strip lighting, laminate flooring, large obscured window to side and door into:

**STORE ROOM:**

Accessed via up/over door with power and light.

**FIRST FLOOR LANDING:**

Loft access via dropdown ladder and airing cupboard housing hot water tank with additional shelving.

**BEDROOM:**

Wardrobe cupboard, radiator and window to rear overlooking the garden.

**BEDROOM:**

Carpet as fitted, radiator and window to front.

**BEDROOM:**

Carpet as fitted, radiator and two windows to front.

**BEDROOM:**

Wardrobe cupboards with storage above, carpet as fitted, radiator and window to rear.

**FAMILY BATHROOM:**

Panelled bath with tiled surrounds and shower attachment, tiled shower cubicle with integrated remote control Mira shower with revolving showerhead, dual flush low level wc, vanity wash hand basin with mixer tap and storage under, extractor fan, chrome heated towel rail, LED spotlighting and obscured window to rear.

**OUTSIDE FRONT:**

Concrete drive providing off road parking and an array of established planting.

**OUTSIDE FRONT:**

Patio adjacent to property with the remainder of the garden being principally laid to lawn with a selection of mature planting and a good degree of privacy.

**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

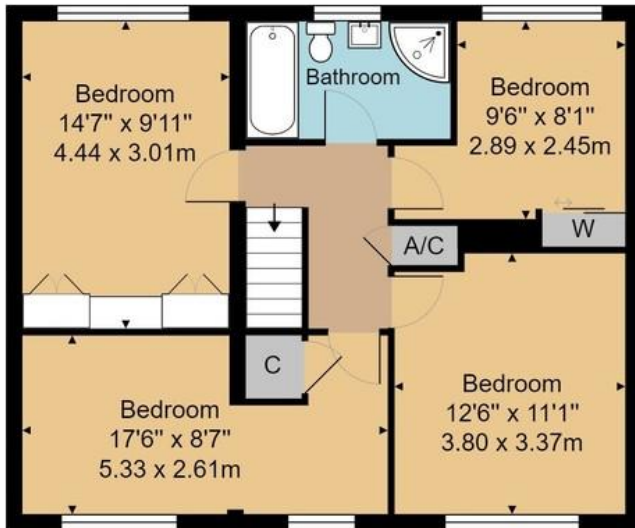
**COUNCIL TAX BAND:**

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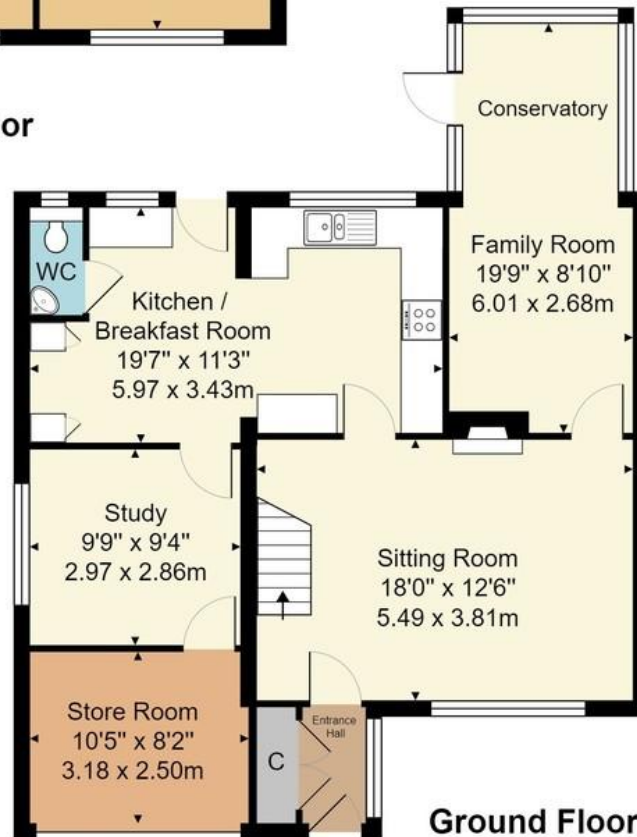
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.

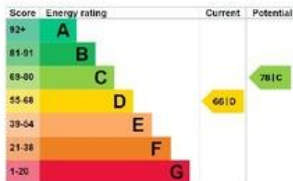




**First Floor**



**Ground Floor**



Approx. Gross Internal Area 1524 ft<sup>2</sup> ... 141.6 m<sup>2</sup>

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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