



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Family House
- 3 Bedrooms
- Dining/Family Room
- Southerly Facing Rear Garden
- Off Road Parking & Garage
- Energy Efficiency Rating: D

School Lane, Crowborough

£450,000

woodandpilcher.co.uk



Jasmine, School Lane, Crowborough, East Sussex, TN6 1PA

Discreetly tucked away in an enviable position is this semi-detached Victorian home with the advantage of both off road parking and a single garage. Currently the accommodation comprises a sitting room with feature fireplace and a dining area open to a family room and access into the kitchen. To the first floor is a bright and airy main bedroom with en suite shower room and two further bedrooms. Externally to the front is an area of off road parking leading to a single garage and to the rear the garden benefits from a southerly aspect, a patio and an area of lawn.

uPVC front door opens into:

ENTRANCE HALL:

Coir entrance matting, stairs to first floor, under stairs cupboard, wood laminate flooring, radiator and inset spot lighting.

SITTING ROOM:

Currently used as a bedroom with a feature fireplace with wood mantel surround, tiled cheeks, iron basket and granite hearth, wood effect laminate flooring, picture rail, radiator and dual aspect with windows to front and side.

DINING ROOM:

Feature inset fireplace with wood burning stove and brick hearth and laminate flooring.

KITCHEN:

Range of wall and base units with worktops and tiled mosaic splashbacks over, one and half bowl stainless steel sink with swan mixer tap, inset 4-ring gas hob with extractor fan over, eye level electric oven, integrated fridge and freezer, space for dishwasher, wall mounted Viessmann boiler, inset ceiling spot lighting, laminate flooring and dual aspect with windows to side and rear.



FAMILY ROOM:

Wood laminate flooring, window to side, uPVC patio doors opening to the rear garden and timber door into:

UTILITY:

Space for washing machine and tumble dryer, space for fridge/freezer and access into:

WET ROOM:

Enclosed shower area with tiled surrounds and electric wall mounted shower, panelled bath with tiled surrounds and shower attachment over, wc, pedestal wash hand basin, bidet, composite flooring, extractor fan, wall mounted heater, radiator and obscured windows to side and rear.

FIRST FLOOR LANDING:

Wood laminate flooring and loft access via dropdown ladder with velux window.

MAIN BEDROOM:

Comprising a wardrobe cupboard with hanging space, radiator, wood laminate flooring and windows to front and side.

EN SUITE SHOWER ROOM:

Tiled cubicle with wall mounted Mira electric shower, dual flush low level wc, wall mounted wash hand basin, vinyl flooring, extractor fan and window to front.

BEDROOM:

Feature fireplace with iron surround, mantel and iron basket, wood laminate flooring and window to rear overlooking the garden.

BEDROOM:

Cupboard housing hot water tank and heating control, area of wall shelving and window to rear.

OUTSIDE FRONT:

Drive providing off road parking and access to a single garage accessed via an up/over door and timber side gates leading to the rear garden.

OUTSIDE REAR:

The rear garden enjoys a southerly aspect with a patio adjacent to the property and a greenhouse. The remainder of the garden is principally laid to lawn with a variety of established planting including an acer and all enclosed by fence and natural boundaries.

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 and 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.

TENURE:

Freehold

COUNCIL TAX BAND:

D

VIEWING:

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	63 D	
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 1160 sq. ft / 107.8 sq. m
Garage Approx. Internal Area 124 sq. ft / 11.5 sq. m

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 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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