



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1930s Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Lovely Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

Crowborough Hill, Crowborough

£465,000

woodandpilcher.co.uk



Milfield, Crowborough Hill, Crowborough, TN6 2RS

Set in a very convenient location with the town centre nearby is this 1930s semi-detached family home with the added benefit of off road parking to the rear. The accommodation consists of a welcoming entrance hall that leads to a well-proportioned sitting room with feature fireplace, a light and airy dining room with direct access to the rear garden, a kitchen, utility room and wc. To the first floor are three bedrooms, two enjoying fitted wardrobes, all served by a family bathroom. Externally to the front is a pleasant area of garden with a selection of established planting and to the rear is an extremely well tended garden and access to the area of off road parking. Further advantages include some character features, new windows and doors and scope for further improvement.

A recently installed composite door opens into:

ENTRANCE HALL:

Wood effect flooring, radiator, wall mounted heating thermostat, large under stairs cupboard with shelving and window to side.

SITTING ROOM:

Open working fireplace with tiled hearth, carpet as fitted, radiator and window seating with storage into bay window with fitted blinds to front.

DINING ROOM:

Open working fireplace with tiled hearth, original wooden exposed floorboards, radiator, wall lighting, bay window and door to rear garden.



KITCHEN:

A traditional style range of high and low level units with black granite effect roll top work surfaces and a one and half bowl stainless steel sink with mixer tap. Fan assisted oven with grill and 4-ring gas hob with extractor fan above and space for washing machine. Wood effect flooring and window overlooking the rear garden with fitted blind.

UTILITY ROOM:

Space for a large American style fridge/freezer, cupboard housing the newly installed electric consumer unit, wall mounted Ideal boiler and French doors open to the side of the property.

WC:

Low level wc, wash hand basin with tiled splashback, wood effect flooring, radiator and obscured window to rear.

FIRST FLOOR LANDING:

Cupboard housing hot water tank with wooden slatted shelving, ladder to part boarded loft, carpet as fitted and window to side with blind.

BEDROOM:

Two fitted wardrobes with hanging rail and shelving, carpet as fitted, radiator and bay window to rear with fitted blinds.

BEDROOM:

Fitted double wardrobe with hanging rail and shelving, a area of open shelving, corner wash hand basin set into a vanity unit with tiled splashback, radiator and window overlooking the rear garden.

BEDROOM:

Carpet as fitted, radiator and window to front with fitted blind.

FAMILY BATHROOM:

Panelled bath with Aqualisa shower over, low level wc, pedestal wash hand basin, radiator, wood effect flooring, part tiled walling and obscured window to rear with fitted blind.

OUTSIDE FRONT:

Wrought iron gate leading through to the area of garden featuring a selection of Sussex stone raised flower bed borders and an array of mature planting all enclosed by fence and wrought iron boundaries.

OUTSIDE REAR:

Enjoying a paved patio with seating area laid to shingle, large expanse of lawn with flower borders, exterior tap and garden path with wooden pergola leads to the rear with an area of brick paving providing an area for off road parking, accessed via large timber gates from Mill Drive. In addition is a recently installed timber shed and a small greenhouse.

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 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.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 655666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1152 ft² ... 107.0 m²

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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