



NASSAU DRIVE
CROWBOROUGH - £500,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

59 Nassau Drive

Crowborough, TN6 2GT

**Entrance Hall - Cloakroom - Kitchen/Diner - Sitting Room
Four Bedrooms - En Suite Shower Room - Family Bathroom
Carport - Front & Rear Gardens**

Located in a popular cul-de-sac location and set over three floors is this beautifully presented semi-detached house built in 2015. The accommodation comprises a welcoming entrance hall, a sitting room with feature fireplace and a kitchen/diner with some integrated appliances. To the first floor are three bedrooms served by a family bathroom and located to the top floor is the main bedroom with far reaching views and en suite shower room. Externally to the rear is a pretty garden and carport and to the front steps rise to the main entrance.

ENTRANCE HALL:

Coir entrance matting, coats hanging area, oak engineered flooring, radiator and heating thermostat, smoke alarm and recessed spot light.

CLOAKROOM:

Low level wc, rectangular sink with mixer tap set into a vanity unit with tiled splashback and glass mirror above, tiled flooring, radiator, extractor fan and recessed spot lighting.

SITTING ROOM:

Inset wood burning stove with black hearth, under stairs cupboard housing electric consumer unit, oak engineered flooring, two radiators, smoke alarm, window to rear and French doors with fitted plantation blinds lead out the patio, garden and parking beyond.

KITCHEN/DINER:

A contemporary high gloss kitchen fitted with a range of high and low level units, wooden roll top work surfaces with a one and half bowl stainless steel Butler style sink with swan mixer tap. Integrated appliances include a fan assisted oven with 4-ring gas hob and extractor fan above, a fridge/freezer, dishwasher and washing machine. Ample room for dining furniture, high level cupboard housing wall mounted Worcester Bosch boiler and area of shelving, smoke alarm, recessed spot lighting, tiled flooring, radiator and window to front with fitted blind.



FIRST FLOOR LANDING:

Carpet as fitted, smoke alarm and wall mounted heating thermostat.

BEDROOM:

Carpet as fitted, radiator and window to rear.

BEDROOM:

Carpet as fitted, radiator and window to front.

BEDROOM:

Currently used as an office with carpet as fitted, radiator and window to rear.

FAMILY BATHROOM:

Panelled bath with mixer tap, Ideal shower over, handheld shower attachment and glass shower screen, low level wc, wash hand basin with mixer tap, glass mirror above and shaver point, chrome heated towel rail, tiled flooring, part tiled walling, recessed spot lighting, extractor fan and obscured window to front.

STAIRS TO TOP FLOOR LANDING:

Carpet as fitted, radiator and smoke alarm.

MAIN BEDROOM:

Fitted double wardrobe with hanging rail and shelving space, carpet as fitted, radiator, hatch with access to part boarded loft with light. window to front with fitted roller blind and far reaching woodland views and door into:

EN SUITE SHOWER ROOM:

Large fully tiled shower enclosure, low level wc, wash hand basin with mixer tap, tiled splashback and glass mirror above, large airing cupboard housing Megaflow water tank with slatted shelving, heated towel rail, tiled flooring, extractor fan, recessed spot lighting and obscured window to rear.

OUTSIDE:

Limestone paved path and steps with iron railings to main entrance. Key fob operated wooden gates provide access to the open wooden carport, a gravelled area and bin store area.

The garden to rear features a limestone paved patio ideal for outside entertaining with outside tap and exterior lighting. The remainder of the garden has been mainly laid to lawn with some newly planted trees, mature shrubs and planting, a garden shed and all enclosed by fence and hedge boundaries.

There is also a children's play area giving an indication of the family-orientated nature of the close.



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.

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

A service charge of £419.74 per annum is payable for costs relating to upkeep of communal areas, play park and private drainage. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

AGENTS NOTE:

The property has private drainage

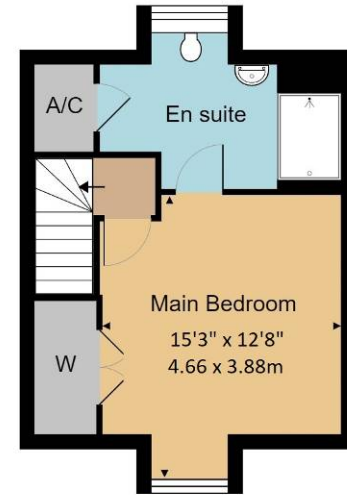
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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 contained. 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.



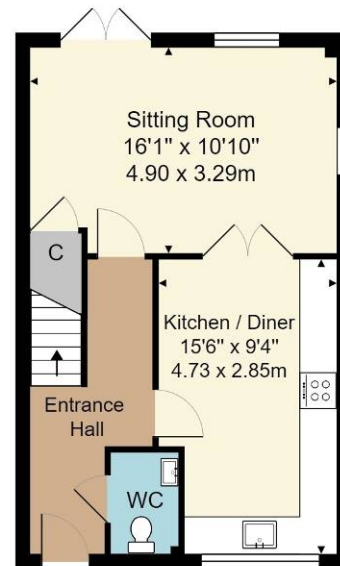
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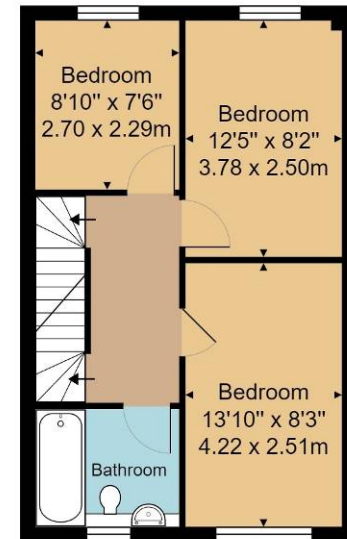
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Carport

Approx. Gross Internal Area 1185 ft² ... 110.1 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.