



PLEASANT VIEW ROAD
CROWBOROUGH - £700,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

13 Pleasant View Road

Crowborough, TN6 2UT

**Entrance Porch - Sitting Room - Kitchen/Diner - Utility
Room - Downstairs Shower Room - Study - Four Bedrooms
Family Bathroom - Garage - Off Road Parking
Large Rear Garden**

Set in an overall plot size of 0.33 of an acre and providing an ideal prospect for personalisation throughout is this detached modern family home set in a favourable location to the fringes of Crowborough. We feel this property meets all family requirements with spacious, bright and adaptable accommodation consisting of a spacious sitting room, kitchen/diner, a utility room, downstairs shower room and a study. To the first floor the four bedrooms are accessed from a central landing along with the family bathroom. Externally and a particular feature of this property is the large garden to rear and the advantage of a garage and off road parking to front.

Double glazed front door into:

ENTRANCE PORCH:

Coir entrance matting, carpet as fitted, wall mounted dimplex heater and door into:

SITTING ROOM:

Feature fireplace with wood bressumer incorporating Arrow multi-fuel built-in burner with quarry tiled hearth, stairs to first floor, shelving unit, carpet as fitted and a large window to front.

KITCHEN/DINER:

Range of wall and base units with composite worktops and upstands over, inset 4-ring induction hob with extractor fan over and double oven under, one and a half bowl inset sink with swan mixer tap, integrated dishwasher and cupboard housing gas boiler providing hot air heating. Plenty of space for dining furniture, Kamdean wood laminate flooring, inset spot lighting and sliding patio doors opening to the rear garden.

UTILITY ROOM:

Wall and base units with composite worktops over, stainless steel sink with mixer tap, space for washing machine and fridge/freezer, window overlooking the rear garden and door opening to side access.



DOWNSTAIRS SHOWER ROOM:

Cubicle with integrated shower, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, Amtico flooring, LED spot lighting and window to side.

STUDY:

Cupboard housing electricity meter and consumer unit, dimplex wall heater, carpet as fitted and double glazed window to front.

FIRST FLOOR LANDING:

Carpet as fitted and access to loft.

BEDROOM:

Two wardrobe cupboards with hanging space, dressing table with mirror above, further storage cupboard, carpet as fitted and window to front.

BEDROOM:

Wardrobe cupboard and window to rear with lovely views.

BEDROOM:

Wardrobe cupboard with hanging area, carpet as fitted and window to front.

BEDROOM:

Open wardrobe cupboard, carpet as fitted and window overlooking the garden.

FAMILY BATHROOM:

Panelled bath with shower attachment over and tiled surrounds, low level wc, pedestal wash hand basin, cupboard housing hot water tank and shelving space and obscured window to rear.

OUTSIDE FRONT:

Tarmac drive providing off road parking and a single garage accessed via an up/over door with power and light. Wrought iron gate with side access.

OUTSIDE REAR:

A particular feature of this property is the substantial garden principally laid to lawn and comprising a patio area adjacent to the property. In addition is a vast selection of established planting to include Acer & Magnolia trees. The garden as a whole is enclosed by post/rail and hedge boundaries.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a



children's playground. The mainline railway station provides trains to London Bridge as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.



House Approx. Gross Internal Area 1449 sq. ft / 134.7 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1638 sq. ft / 152.1 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 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.

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



Beacon Road, Crowborough,
 East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk