



JOYFIELDS, CROWBOROUGH HILL
CROWBOROUGH - £625,000



Joyfields

Crowborough Hill, Crowborough, TN6 2EA

Porch - Entrance Hall - Sitting/Dining Room - Kitchen With Utility Area - Main Bedroom - Further Bedroom/Reception Room - Ground Floor Shower Room - First Floor Landing - Three Further Bedrooms - Family Bathroom - Landscaped Front & Rear Gardens - Tandem Garage & Off Road Parking

Offered to the market with no onward chain and set in a very convenient location with excellent access to the town centre and railway station is this five bedroom detached home. Offering versatile accommodation currently consisting of a spacious sitting/dining room with direct access out to the rear garden, kitchen with utility area, main bedroom, further bedroom/reception room and a family shower room. To the first floor are three further bedrooms and a family bathroom. A particular feature of this property is the large landscaped rear garden that enjoys beautiful far reaching rural views and to the front is a driveway providing ample off road parking and a tandem garage.

Double glazed door provides access into:

ENCLOSED PORCH:

Coir entrance matting, wall mounted electric radiator, recessed spot light, windows to front and side and double glazed door into:

ENTRANCE HALL:

Coir entrance matting, coats cupboard with wooden slatted shelving, small under stairs storage cupboard, carpet as fitted, wall mounted Honeywell heating thermostat and a smoke alarm.

SITTING/DINING ROOM:

A spacious dual aspect room featuring a wood burning stove, plenty of room for dining furniture, carpet as fitted, two radiators, wall lighting, window to front with fitted blind and sliding doors open with access out to the patio and garden beyond.

KITCHEN:

Range of high and low level units with under unit lighting and light granite effect roll top work surfaces and a sink with swan mixer tap and drainer. Fan assisted oven with 4-ring electric hob and extractor fan above, a dishwasher and fridge/freezer. Cupboard housing wall mounted Worcester Bosch boiler with shelving, part tiled walling, tiled flooring and window to front with fitted blind.



SMALL UTILITY AREA:

Space for a washing machine, area of floating shelving, wall mounted gas meter and door providing side access.

INNER HALLWAY:

Large cupboard with slatted shelving, carpet as fitted, wall lighting and a smoke alarm.

BEDROOM:

A good size double bedroom with fitted carpet, radiator, wall lighting, windows to side and rear with fitted blinds and fabulous far reaching views.

BEDROOM/DINING ROOM:

Currently used as a dining room comprising a double wardrobe housing a tumble dryer and area of shelving, carpet as fitted, radiator, window with fitted blind overlooking the rear garden again with far reaching views.

FAMILY SHOWER ROOM:

Fully tiled corner cubicle with shower, low level wc, pedestal wash hand basin, shaver point, wall mounted chrome heated towel rail, fully tiled walling, recessed spot lighting and obscured window to side.

FIRST FLOOR LANDING:

Carpet as fitted and a smoke alarm.

BEDROOM:

A bright and airy room with fitted wardrobe providing hanging rail and shelving, two eaves storage areas, carpet as fitted, radiator and two velux windows with fitted blinds.

BEDROOM:

Fitted wardrobe with hanging rail and shelving, carpet as fitted, radiator and window to front.

BEDROOM:

Carpet as fitted, radiator, recessed spot lighting, window to rear with fitted blind enjoying far reaching views.

FAMILY BATHROOM:

Panelled bath with mixer tap and handheld shower attachment, low level wc, pedestal wash hand basin, shaver point, radiator, wood effect laminate flooring, part panelled walling, recessed spot lighting and a velux window to rear.

OUTSIDE FRONT:

To the front of the property is a large paved driveway offering parking for numerous vehicles and access to a key fob operated tandem garage consisting of built-in work benches and shelving, electric strip lighting, electric consumer unit and smart meter, concrete flooring and wooden door to rear garden. The remainder of the area of garden offers various trees to include a magnolia and flowering cherry trees along with various raised flower bed borders.



OUTSIDE REAR:

Ideal for outside entertaining is an extremely large paved patio immediately adjacent to the property along with a few steps leading down to the remainder of the garden being landscaped and principally laid to lawn with some established planting and flower bed borders. In addition is a summerhouse with small external decked area, wooden garden shed all of which being enclosed by hedge boundaries and enjoying pleasant views over woodland.

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. 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:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

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 obtained. 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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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First Floor



Ground Floor

House Approx. Gross Internal Area 1457 sq. ft / 135.3 sq. m
Approx. Gross Internal Area (Incl. Garage) 1725 sq. ft / 160.3 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.

