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PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Bungalow
- 2 Bedrooms
- No Onward Chain
- Generous Rear Garden
- Off Road Parking & Garage
- Energy Efficiency Rating: D

**Elim Court Gardens, Crowborough**

**£450,000**

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## 2 Elim Court Gardens, Crowborough, TN6 1BS

Located in a popular cul-de-sac and refurbished to an extremely high standard is this two bedroom detached bungalow presented beautifully throughout and offered to the market with no onward chain. The entrance hall provides access into a well lit sitting room with feature fireplace, a newly fitted kitchen/breakfast with appliances, two bedrooms both with wardrobes and a renovated bathroom. Externally to the front is the advantage of a garage and off road parking and to the rear is a good size garden and patio.

Porch door opens into:

### COVERED ENTRANCE PORCH:

Quarry tiled flooring and new oak timber door opens into:

### ENTRANCE HALL:

Cupboard with coats hanging area, storage and housing the heating controls, radiator, carpet as fitted, loft access, LED downlighters, integrated smoke detector and wall mounted thermostat.

### SITTING ROOM:

Feature fireplace incorporating an iron basket with wood mantle, ornate surround, tiled cheeks and marble hearth, radiator, carpet as fitted, shelving into recess and large window to front with views to the Ashdown Forest.

### KITCHEN/BREAKFAST ROOM:

Recently fitted with a range of wall and base units with composite work tops and upstands over along with an inset composite sink with swan mixer tap. Appliances include an eye level microwave with electric oven beneath, ceramic hob with extractor fan over, integrated dishwasher, fridge and freezer. Utility cupboard housing washing machine and tumble dryer, inset LED lighting, laminate flooring, LED downlighters, radiator, window to rear and door leading out to the rear patio and garden beyond.

### BEDROOM:

Wardrobe accessed via sliding doors providing hanging and storage areas, carpet as fitted, LED downlighters and window to side with blind.

### BEDROOM:

Wardrobe accessed via sliding doors providing hanging and storage space, carpet as fitted, radiator and window to rear overlooking the garden.

### BATHROOM:

Newly renovated and comprising a panelled bath with tiled surrounds, built-in integrated shower with rainfall showerhead and a separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, cupboard housing hot water tank with shelving, chrome column radiator, LED lighting, extractor fan and obscured window to rear.

### OUTSIDE FRONT:

Driveway providing off road parking approaches a single garage accessed via an up/over door and includes useful storage space and housing the meters. The remainder of the garden has been principally laid to lawn with hedge borders and established planting.



**OUTSIDE REAR:**

The garden benefits from a large Indian sandstone patio adjacent to the property providing an ideal area for outside entertaining. A picket fence leads to a generous expanse of lawn with a selection of mature planting and a timber outbuilding currently being used as an office connected to electricity and Wifi.

**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 in approximately one hour 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. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment Wood & Pilcher Crowborough 01892 665666





**Not To Scale.**

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