



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached House
- No Onward Chain
- 4 Bedrooms
- Westerly Facing Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

**Whitehill Road, Crowborough**

**£400,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 2 Quarry View, Whitehill Road, Crowborough, TN6 1JT

Offered to the market chain free is this well proportioned semi-detached house set over three floors and presented to the market having undergone a recent refurbishment programme. The accommodation includes a bright and airy sitting room, a dining room providing both access to the basement and rear garden and a new kitchen with integrated appliances. To the first floor are two double bedrooms, utility area, stylish new bathroom and to the second floor are two further double bedrooms. Externally to the rear is a newly landscaped garden featuring a decked area suited for outside entertaining and an area of artificial grass for easy maintenance. To the front is a herringbone drive providing valuable off road parking.

Timber front door opens into:

### **SITTING ROOM:**

Cupboard housing consumer unit and smart meter, newly fitted carpet, radiator with thermostat and box bay window to front.

### **DINING ROOM:**

Recessed fireplace, stairs to first floor, radiator, newly fitted carpet, glass panelled external door providing access to garden and door to cellar.

### **BASEMENT:**

Full head height and of a good size providing storage space.

### **KITCHEN:**

Range of wall and base units with worktops over and a one and half bowl stainless steel sink with mixer tap. Integrated appliances include an eye level twin oven, ceramic hob with extractor above, dishwasher and a fridge and freezer. Recessed fireplace, vinyl flooring, inset spot lighting and window to side.

### **FIRST FLOOR LANDING:**

Built-in utility area with space for washing machine and tumble dryer, newly fitted carpet and stairs to second floor.

### **BEDROOM 1:**

A spacious room featuring a fireplace incorporating an iron basket with wood mantle surround and tiled cheeks, newly fitted carpet, two radiators and two sash windows to front.

### **BEDROOM 4:**

Feature fireplace incorporating an iron basket with wood mantle, shelving area, newly fitted carpet, radiator and window to rear.

### **FAMILY BATHROOM:**

Panelled bath with tiled surrounds and shower attachment, tiled cubicle with integrated shower, dual flush low level wc, vanity wash hand basin with storage under, mirror with light and shaver point, chrome heated towel rail, vinyl flooring and window to side.

### **SECOND FLOOR LANDING:**

Newly fitted carpets and doors to:





**BEDROOM 2:**

Double wardrobe cupboards with storage above, newly fitted carpet, radiator, window to front with far reaching views and hatch with access to loft with velux.

**BEDROOM: 3**

Newly fitted carpet, radiator and window to side.

**OUTSIDE FRONT:**

Herringbone brick block driveway provides off road parking and side access with meters and outside tap via a new timber gate.

**OUTSIDE REAR:**

Enjoying a westerly aspect a gravel pathway leads to a raised deck area with steps leading down to a low maintenance area of artificial grass along with areas of raised flower bed borders, all enclosed by new close boarded timber fencing.

**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.

**COUNCIL TAX BAND:**

D

**TENURE:**

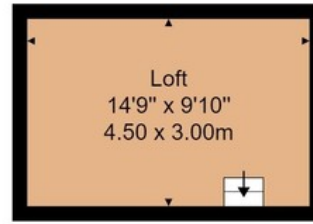
Freehold

**VIEWING:**

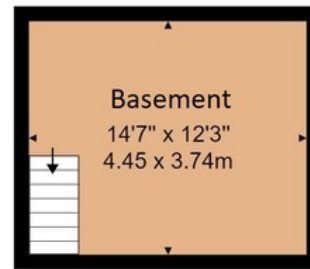
By appointment with Wood & Pilcher Crowborough 01892 665666



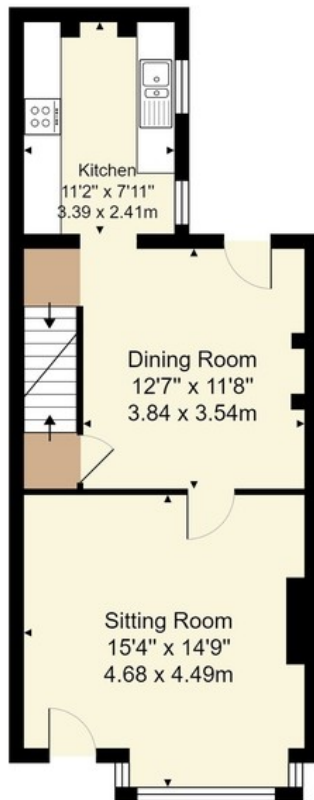
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Loft



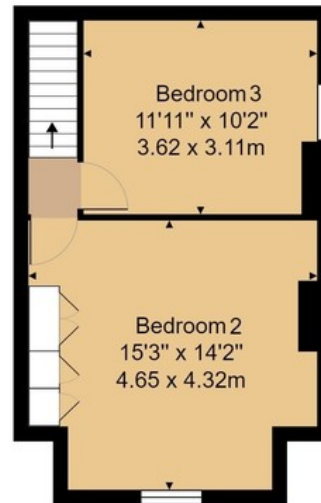
Basement



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1604 ft<sup>2</sup> ... 149.0 m<sup>2</sup>

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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