



THE GLEBELANDS
CROWBOROUGH - £599,995



Sales, Lettings, Land & New Homes

16 The Glebelands

Crowborough, TN6 1TF

**Entrance Hall - WC - Sitting Room - Dining Room
Kitchen/Breakfast Room - Main Bedroom With En Suite
Shower Room - Three Further Double Bedrooms - Family
Bathroom - Integral Double Garage - Off Road Parking
Pleasant Front & Rear Gardens**

Being sold with no onward chain there is an opportunity for a new family to modernise and refresh this well appointed detached home. Set in a popular cul-de-sac the current accommodation comprises a welcoming entrance hall and wc, a sitting room with access out to the rear garden and a dining room located next to the kitchen/breakfast room. To the first floor are four double bedrooms, en suite shower room and a family bathroom. Externally to the rear the garden features a good size expanse of lawn along with a patio area adjacent to the property ideal for garden table and chairs. To the front is a driveway providing off road parking and access to an integral double garage with scope to convert subject to the usual planning consents.

COVERED ENTRANCE PORCH:

Exterior lighting and uPVC glass panelled door opens into:

ENTRANCE HALL:

Coats hanging area, stairs to first floor, radiator and door to integral double garage.

WC:

Low level wc, wall mounted wash basin, wall mounted mirror, radiator, consumer unit, vinyl flooring and obscured window to side.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with worktops and tiled splashbacks over, stainless steel sink with swan mixer tap, 4-ring gas hob with extractor fan over and electric oven under, large under stairs storage cupboard, vinyl flooring, strip lighting, window to front and glass panelled door to side.



DINING ROOM:

Carpet as fitted, wall mounted thermostat, radiator and window to rear overlooking the garden.

SITTING ROOM:

Feature fireplace currently housing an electric fire with marble hearth, wood surround and mantle over, ceiling spot lighting, two radiators, window to side and sliding patio doors opening to rear garden.

FIRST FLOOR LANDING:

Galleried landing with smoke detector, loft access and cupboard housing hot water tank, heating controls and shelving.

MAIN BEDROOM:

Wardrobe cupboard with hanging space, carpet as fitted, radiator, window to rear and door into:

EN SUITE SHOWER ROOM:

Tiled cubicle with Aqualisa shower, wc, pedestal wash hand basin, mirrored wall, light and shaver point, carpet as fitted, radiator and obscured window to side.

BEDROOM:

Wardrobe cupboards providing hanging space, carpet as fitted, radiator and window to rear overlooking the garden.

BEDROOM:

Radiator, carpet as fitted and box bay window to front.

BEDROOM:

Cupboard, carpet as fitted, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with tiled surround and Mira shower over, dual flush low level wc, pedestal wash hand basin, radiator, vinyl flooring and obscured window to side.

OUTSIDE FRONT:

Tarmac drive providing off road parking and access to integral double garage with up/over doors and comprising eaves storage area, power and light, wall mounted Worcester Bosch boiler and door to rear garden.



OUTSIDE REAR:

Patio area adjacent to the property with the remainder of the garden being mostly laid to lawn with a selection of established planting, all enclosed by close boarded 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.

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

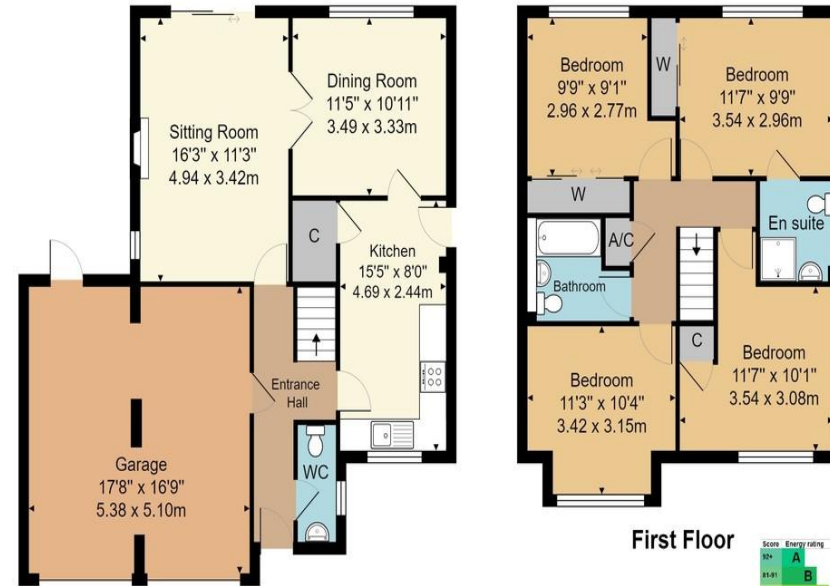


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

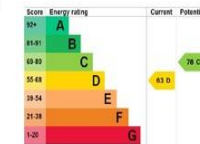
www.woodandpilcher.co.uk



Ground Floor

First Floor

Approx. Gross Internal Area 1508 ft² ... 140.1 m²
(Includes Garage)



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.