



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1930s Semi-Detached House
- Requiring Modernisation
- 3 Bedrooms
- South Facing Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: D

Eridge Road, Crowborough

£399,995

woodandpilcher.co.uk



The Limes, Eridge Road, Crowborough, TN6 2SL

Located moments from the town centre and considered an excellent proposition for further extension and development subject to the usual consents, is this 1930s semi-detached property providing valuable off road parking, a single garage and south facing rear garden. Currently the accommodation comprises of two reception rooms, kitchen and a cloakroom to the ground floor. To the first floor are three bedrooms, a shower room and separate wc. There is also the benefit of no onward chain therefore streamlining the buying process.

COVERED ENTRANCE PORCH:

Sensor outside lighting and glass panelled door into:

ENTRANCE HALL:

Under stairs cupboards and recess, stairs to first floor, radiator, carpet as fitted and a smoke detector.

SITTING ROOM:

Covered feature fireplace with wood mantle and surround, three radiators, carpet as fitted and bay window to front.

DINING ROOM:

Feature fireplace with tiled mantle, surround and hearth, radiator, carpet as fitted, two windows overlooking rear garden and uPVC door to garden.

KITCHEN:

Range of wall and base units with worktops and tiled splashbacks over, inset stainless steel sink with drainer, spaces for cooker, washing machine and dishwasher if required, walk-in pantry cupboard with shelving, extractor



fan, vinyl flooring, window overlooking the rear garden and obscured door opening to side.

HALF LANDING:

Access to:

CLOAKROOM:

Low level wc with cistern above, wall mounted electric heater, obscured window to rear and uPVC door opens to side access.

FIRST FLOOR GALLERIED LANDING:

Large wooden cupboard housing hot water tank with additional shelving, radiator, loft access with dropdown ladder and window to side.

WC:

Dual flush low level wc, radiator and obscured window to rear.

SHOWER ROOM:

Large tiled shower cubicle with integrated shower, pedestal wash hand basin, chrome heated towel rail and obscured window to rear.

BEDROOM:

Fireplace with wood mantle and surround, wardrobe cupboards providing hanging space and window to rear overlooking the rear garden.

BEDROOM:

Fireplace with wood mantle and surround, wardrobe cupboard, three radiators, carpet as fitted and bay window to front.

BEDROOM:

Radiator, carpet as fitted and window to front.

OUTSIDE FRONT:

Low maintenance area of garden with various trees and shrubs and a tarmac driveway providing parking for several vehicles in turn leads to a pitched roof single garage with cupboard housing the gas boiler.

OUTSIDE REAR:

An attractive rear garden benefiting from a southerly aspect and principally laid to lawn with an array of established planting and timber shed.

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. by car.

TENURE:

Freehold

COUNCIL TAX BAND:

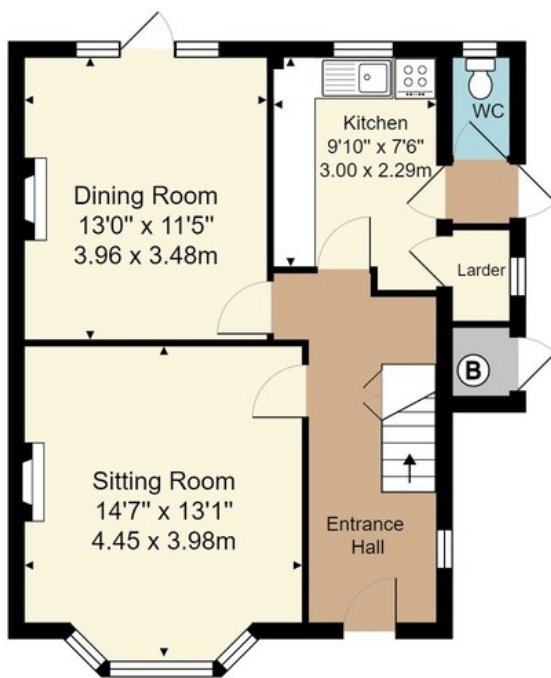
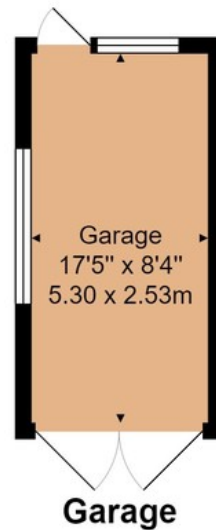
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VIEWING:

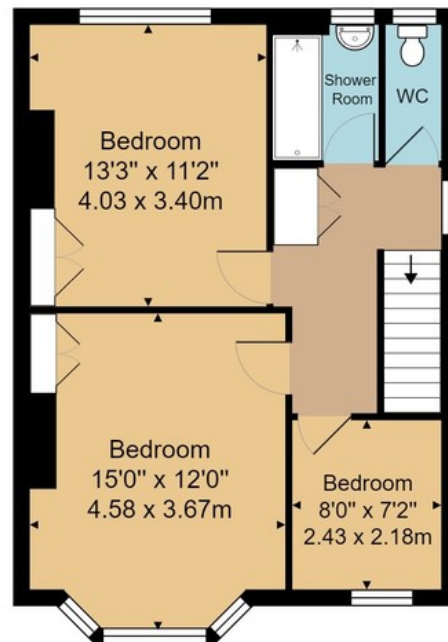
By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 1111 sq. ft / 103.2 sq. m
Garage Approx. Internal Area 144 sq. ft / 13.4 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.

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