



THE CLOSE  
CROWBOROUGH - £599,995



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes



# 3 The Close

Bryants Field  
Crowborough, TN6 1BH

**Entrance Hall - Sitting Room - Kitchen/Diner - Three  
Bedrooms - Family Bathroom - Shower Room - Single  
Garage - Off Road Parking  
Attractive Front & Rear Gardens**

A rare chance to own a well presented detached bungalow offered to the market with no onward chain and set in a centrally located cul-de-sac with excellent access to the town centre. The accommodation comprises a bright and airy entrance hall, a dual aspect sitting room and a kitchen/diner with direct access out to the rear garden. There are three bedrooms, one with direct access out to a decked area, a shower room and a family bathroom. Externally to the front is the benefit of a single garage and off road parking and to the rear is a private rear garden and patio.

uPVC door opens into:

### **ENTRANCE HALL:**

Coir entrance matting, cupboard housing consumer unit and smart meters, further storage cupboard, coats hanging area, loft access, smoke detector and exposed wood flooring.

### **KITCHEN/DINER:**

Range of wall and base units with pan drawer storage, composite worktops and upstands over and a one and half bowl composite sink with swan mixer. Appliances include a ceramic 4-ring hob with extractor fan over, electric oven, space for dishwasher and further space for a fridge/freezer. In addition is a utility area with spaces for both a washing machine and tumble dryer. Tiled flooring, inset spot lighting, radiator and uPVC double french doors opening to patio.





**SHOWER ROOM:**

Tiled walk-in open shower with wall mounted remote controlled shower unit, dual flush low level wc, pedestal wash basin with mixer tap, white gloss storage cabinet, chrome heated towel rail, inset LED lighting, extractor fan, tiled flooring and obscured window to side.

**SITTING ROOM:**

A dual aspect room featuring a multi-fuel burner with granite mantle, surround and hearth, carpet as fitted, large radiator and windows to front and side.

**BEDROOM:**

Currently used as an office and comprising a wardrobe cupboard with hanging space and storage above, carpet as fitted, radiator and window to side.

**BEDROOM:**

Wardrobe cupboard with shelving, carpet as fitted, radiator, window to side and uPVC double doors opening to a decked area.

**BEDROOM:**

Radiator, carpet as fitted and window to side.

**FAMILY BATHROOM:**

Panelled bath with tiled surrounds, side mixer tap and shower attachment, chrome heated towel rail, tiled flooring, spot lighting and obscured window to side.

**OUTSIDE FRONT:**

Tarmacadam driveway providing off road parking for several vehicles leads to a single garage with electric roller blind door. The remainder of the garden has been mainly laid to lawn and various flower borders with an outside tap and all enclosed by close boarded fencing.

**OUTSIDE REAR:**

Adjacent to the kitchen/diner is a patio with the garden principally laid to lawn and a large decked area with views towards Groombridge and the North downs along with various trees, shrubs and ornamental pond.



**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.

**TENURE:**

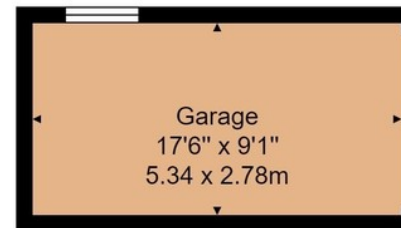
Freehold

**COUNCIL TAX BAND:**

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**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 contained. 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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Bungalow Approx. Gross Internal Area 1025 sq. ft / 95.2 sq. m  
Garage Approx. Internal Area 160 sq. ft / 14.8 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.