



COPPICE END
CROWBOROUGH - £575,000



14 Coppice End

Crowborough, TN6 2XY

Entrance Hall - Downstairs Cloakroom - Kitchen - Open Plan Sitting/Dining Room - Three Bedrooms - En Suite Shower Room - Family Bathroom - Off Road Parking Single Garage - Attractive Rear Garden

Accessed via a private access road just a mile from Crowborough's thriving high street is this immaculately presented three bedroom link-detached family home built by Millwood Designer Homes approximately four years ago. The accommodation comprises an entrance with a cloakroom, a modern kitchen with integrated Bosch appliances a a spacious open plan sitting/dining room enjoying bi-fold doors directly out the rear garden. To the first floor the main bedroom benefits from built-in wardrobes and an en suite shower room and two further double bedrooms are served by a modern family bathroom. Externally to the front is the advantage of a single garage plus off road parking and the rear garden enjoys a westerly aspect and patio adjacent to the property. There is also the benefit of the Premier Warranty (remaining term).

COVERED ENTRANCE PORCH:

Composite front door opens into:

ENTRANCE HALL:

Radiator, Amtico flooring, wall mounted thermostat, inset spot lighting and stairs to first floor.

WC:

Dual flush low level wc, vanity wash hand basin with mixer tap and storage below, mirrored wall, radiator, Amtico flooring, extractor fan, LED downlighters and obscured window to front.

KITCHEN:

Fitted with a modern range of wall and base units with worktops and upstands over and stainless steel one and half bowl sink with mixer tap. Bosch integrated appliances include two eye level ovens, dishwasher, fridge, freezer and a washer/dryer. USB points, LED downlighters, Amtico flooring, extractor, radiator and window to front.



SITTING/DINING ROOM:

A spacious room with areas for sofa seating and dining furniture, under stairs cupboard housing consumer unit, broadband and ethernet points. Three radiators, carpet as fitted, tv/satellite points, two windows to rear and side and bifold doors opening directly to a rear patio and garden beyond.

FIRST FLOOR LANDING:

Airing cupboard with pressurised heating system and shelving, access to loft, smoke detector, radiator and window to side.

MAIN BEDROOM:

Wardrobe cupboard providing hanging space and storage above, further wardrobe cupboard with space for chest of drawers and additional hanging space with light, carpet as fitted, radiator and window to front.

EN SUITE SHOWER ROOM:

Tiled walk-in enclosure with integrated shower, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, mirrored wall, LED downlighters and extractor fan, Amtico flooring and obscured window to side.

BEDROOM:

Wardrobe cupboard with hanging space, carpet as fitted and window to rear overlooking the garden.

BEDROOM:

Carpet as fitted, radiator and window overlooking the rear garden.

FAMILY BATHROOM:

Panelled bath with side taps, tiled surround and integrated attachment over, dual flush low level wc, wall mounted vanity wash hand basin, mirrored wall, chrome heated towel rail, LED downlighters, extractor fan and Amtico flooring.

OUTSIDE FRONT:

A low maintenance area of garden with various shrubs and hedge borders. Brick block driveway provides off road parking with outside tap in turn leads to a garage accessed via up/over door and comprises the Ideal boiler, space for further utilities, strip lighting and a useful loft area for storage.

OUTSIDE REAR:

A westerly facing garden featuring a large Indian sandstone patio adjacent to the property with outside lighting and suited for outside seating and entertaining. The remainder of the garden is principally laid to lawn with fence borders.



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. 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.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

A monthly charge of £85.55 is payable to the management company for the maintenance of the communal areas. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

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



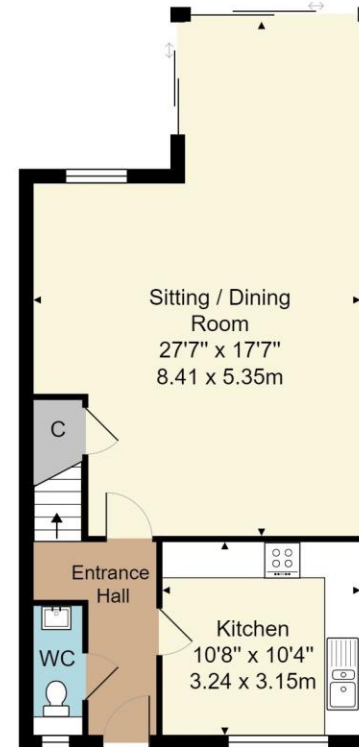
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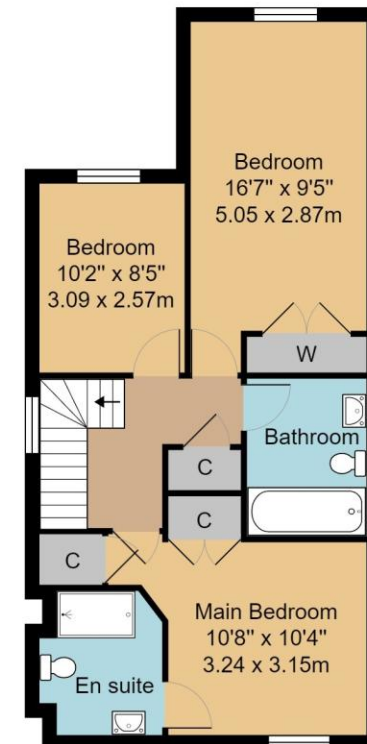
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1170 sq. ft / 108.7 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.