



HURTIS HILL
CROWBOROUGH - £550,000

2 FIRBANK



WOOD & PILCHER
Sales, Lettings, Land & New Homes

2 Firbank

Hurtis Hill,
Crowborough, TN6 3AD

**Entrance Hall - Sitting Room - Dining Room - Kitchen
Cloakroom/Utility - Three Bedrooms - Family Bathroom
Off Road Parking - Attractive Mature Rear Garden**

Built in 1908 and boasting an abundance of period features is this characterful Edwardian family home that has been updated to a high standard and attention to detail. Many of the rooms benefit from period fireplaces with the accommodation comprising a welcoming entrance hall, sitting room with a bay window, a dual aspect dining room that naturally leads into a recently fitted kitchen with most of the usual appliances. In addition is an inner hallway with side access and a cloakroom/utility room completes the ground floor accommodation. To the first floor is the main bedroom with fitted wardrobes, a further bedroom and a stunning family bathroom with oval bath and a large walk-in shower. Located to the top floor the landing leads into the third bedroom currently used as an office. Externally to the front is valuable off road parking and to the rear is a beautiful well tended garden with various seating areas along with a good expanse of lawn. This really is a special house that should be viewed without delay.

OPEN PORCH:

Exterior lighting, quarry tiled flooring, wall mounted electric consumer unit and door opening into:

ENTRANCE HALL:

Coir entrance matting, oak engineered flooring and a smoke alarm.

SITTING ROOM:

Edwardian working fireplace with tiled cheeks, tiled hearth and wooden mantle over, oak engineered flooring, two radiators and original sash bay window to front with blinds.

DINING ROOM:

Edwardian working fireplace with tiled cheeks, tiled hearth and wooden mantle over, oak engineered flooring, under stairs cupboard with coats hanging area, plenty of room for dining furniture and enjoying a dual aspect with original sash windows to side and rear, both with blinds.



KITCHEN:

Recently fitted with a range of low level units with marble effect roll top worksurfaces over and incorporating a stainless steel sink with swan mixer tap. Appliances include a high level fan assisted oven with microwave above, 4-ring induction hob with extractor fan above, a dishwasher, fridge and freezer. Feature oak beam, large coir matting rug, recessed spot lighting, smoke alarm and two double glazed sash windows to side with blinds.

INNER HALLWAY:

Cupboard housing recently installed Viessmann combi boiler, quarry tiled flooring and wooden stable door leading out to a patio and garden beyond.

CLOAKROOM/UTILITY ROOM:

Low level units with roll top work surface, low level wc, pedestal wash hand basin, built-in washing machine, wall mounted chrome heated towel rail, quarry tiled flooring recessed spot lighting, hatch with access to part boarded loft and two obscured windows to side with blinds.

FIRST FLOOR LANDING:

Carpet as fitted.

MAIN BEDROOM:

Feature fireplace, double fitted wardrobes with hanging rail and shelving, carpet as fitted, radiator and sash bay window to front with blind.

BEDROOM:

Feature fireplace, carpet as fitted, radiator and sash window to rear with blind.

FAMILY BATHROOM:

Updated recently and comprising a freestanding oval bath, large tiled walk-in corner cubicle with digital shower, rainfall showerhead and further handheld attachment, low level wc, pedestal wash hand basin, traditional fireplace, heated towel rail, marble effect tiling, laminate flooring, radiator, recessed spot lighting, extractor fan and sash window to rear with blind.

TOP FLOOR LANDING:

Eaves storage.

BEDROOM:

Storage cupboard, original painted wooden floor boards, radiator, recessed spot lighting and window to side.

OUTSIDE:

Off road parking for numerous vehicles and a paved path to side access.



OUTSIDE REAR:

Area of paved patio to the side of the property with exterior tap and steps with wooden arch rises to a large paved patio. The remainder of the garden is principally laid to lawn with an array of established planting, newly planted trees and flower bed borders. In addition is a wooden shed with a decked patio ideal for garden table and chairs and a hidden handmade seating area.

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:

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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 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

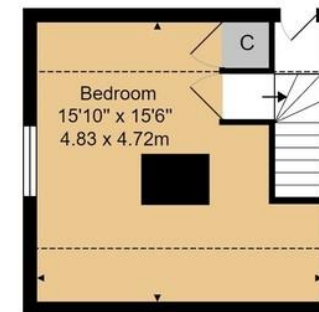


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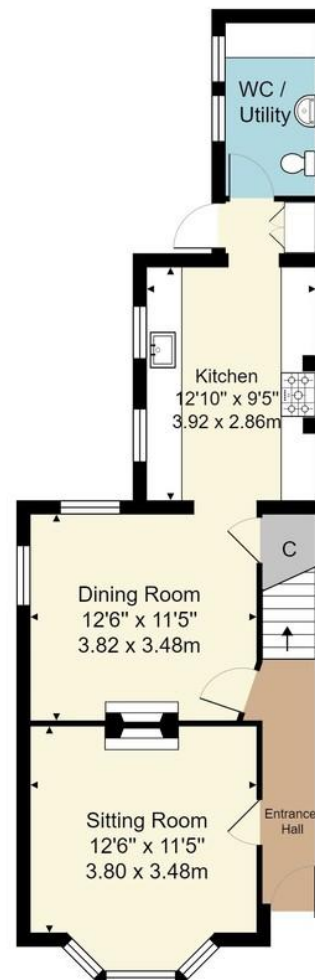
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Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1324 ft² ... 123.0 m²

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.