



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 2 Double Bedrooms
- Sitting Room
- Easy Maintenance Rear Garden
- Off Road Parking & Garage
- Energy Efficiency Rating: C

Gladstone Road, Crowborough

£385,000

woodandpilcher.co.uk



Lyn, Gladstone Road, Crowborough, TN6 1PN

Offered to the market with no onward chain is this well presented and much loved semi-detached home set in a popular residential location with good access to local amenities. The accommodation comprises an entrance hall, downstairs wc, kitchen/diner with direct access to rear garden and a sitting room with feature fireplace and bay window to front. To the first floor are two double bedrooms and a family bathroom. Externally to the front is an area for parking and access to the single garage. To the rear is a low maintenance garden with patio and barbecue areas, additional access to the garage and a good selection of established planting.

Glass panelled front door opens into:

ENTRANCE HALL:

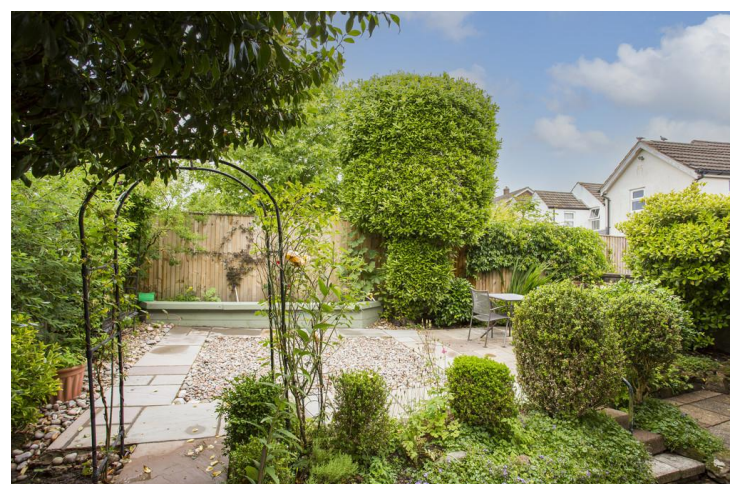
Wood flooring and stairs to first floor.

SITTING ROOM:

Feature fireplace with inset gas fire, limestone surround and mantle and slate hearth, wood flooring and bay window to front.

KITCHEN/DINER:

Range of wall and base units with granite worktops and tiled splashbacks over and incorporating a one and half bowl stainless steel sink with swan mixer tap. Appliances include a 4-ring gas hob with electric oven under and extractor fan over and an integrated fridge and freezer. Utility cupboard housing Worcester Bosch boiler and washing machine with window to side. Larder cupboard with shelving, coats hanging and gas meter and a further cupboard housing Hive meter. Wall mounted column style radiator, porcelain tiled flooring, LED downlighters, window to front and sliding patio doors lead out to the rear garden.



FIRST FLOOR LANDING:

Loft access and three cupboards with shelving.

BEDROOM:

Large fitted wardrobes and further wardrobe cupboard with hanging area and window to front.

BEDROOM:

Wood flooring, wardrobe cupboard with hanging area and shelving, window to rear overlooking the garden.

FAMILY BATHROOM:

P-shape bath with integrated shower and rainfall showerhead, chrome heated towel rail, LED spotlighting, tiled flooring and obscured window to rear.

OUTSIDE FRONT:

Tarmac driveway providing off road parking and access to garage. The remainder of the attractive garden is hedge bound and principally laid to lawn with various established planting and timber gate provides side access.

OUTSIDE REAR:

Patio area adjacent to the property with a low maintenance area of garden laid to Indian sandstone, various raised borders and trees, barbecue area, outside power, lighting and tap.

Garage with up/over door, concrete flooring, power/light and additional door.

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. 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

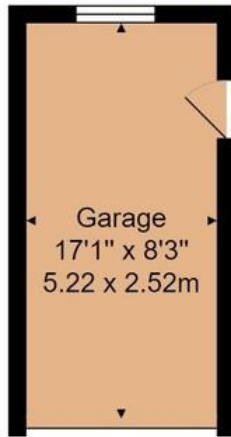
COUNCIL TAX BAND:

C

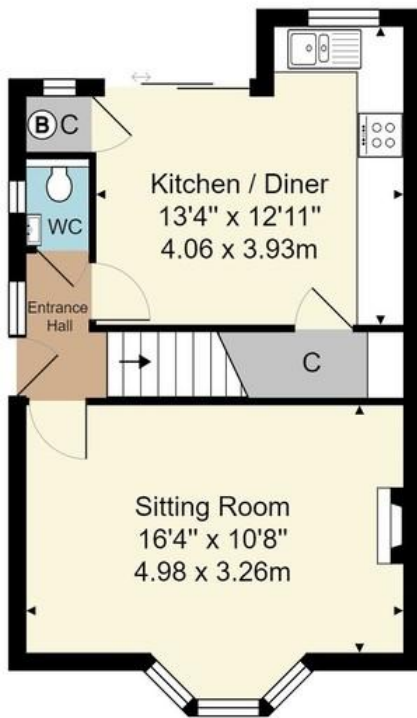
VIEWING:

By appointment with Wood & Pither Crowborough 01892 665666

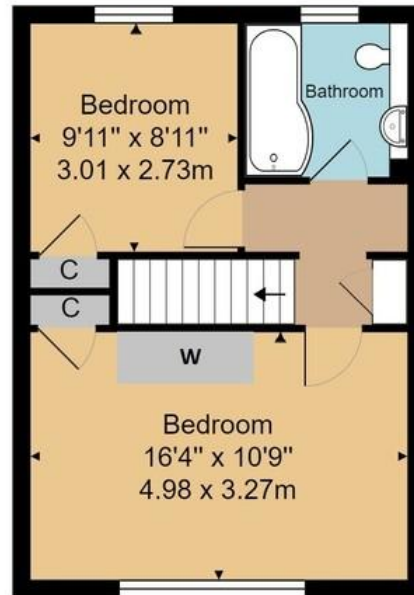




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 814 sq. ft / 75.6 sq. m
 Garage Approx. Internal Area 141 sq. ft / 13.1 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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