



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Pretty Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: D

**Rotherhill Road, Crowborough**

**£415,000**



**30 Rotherhill Road, Crowborough, TN6 3AX**

Set in a quiet location with rooftop and woodland views to rear is this 1960s detached family home benefiting from a garage, off road parking and a pretty and established rear garden. A welcoming entrance hall provides access into a bright and airy sitting room with wood burning stove, a dining room with direct access out to the rear garden, a kitchen, sun room and utility area. To the first floor are three bedrooms and family bathroom with separate wc.

**OPEN PORCH:**

Door opens into:

**ENTRANCE HALL:**

Under stairs cupboard, coats hanging area, wood effect laminate flooring, part panelled walling and a smoke alarm..

**SITTING ROOM:**

A lovely bright room featuring a wood burning stove with wooden mantle and tiled hearth, carpet as fitted, radiator and window to front.

**DINING ROOM:**

Carpet as fitted, radiator, window to rear and door leading out to the rear patio and garden beyond.

**KITCHEN:**

A traditional style kitchen fitted with a range of high and low level units with wood effect roll top work surfaces and incorporating a stainless sink with swan mixer tap. Fan assisted oven with 4-ring gas hob and extractor fan above, space for tall fridge/freezer, area of floating shelving, tile effect vinyl flooring and a window to rear enjoying woodland views.



**SUN ROOM:**

Coats hanging area, traditional style flooring, window to side and door leading out to the rear patio and garden beyond.

**UTILITY AREA:**

Space for washing machine and dryer, high level storage units and areas of floating shelving.

**FIRST FLOOR LANDING:**

Cupboard housing Worcester Bosch boiler and hot water tank with slatted wooden shelving, carpet as fitted, radiator, smoke alarm and window to side.

**BEDROOM:**

Stripped wooden flooring, radiator and window to front.

**BEDROOM:**

Carpet as fitted, radiator and window to front with fitted blind.

**BEDROOM:**

Carpet as fitted, radiator and window to rear with woodland views.

**SEPERATE WC:**

Low level wc, tile effect flooring and window to rear.

**FAMILY BATHROOM:**

Panelled bath with shower over, mixer tap and handheld shower attachment, pedestal wash hand basin, hatch to part boarded loft with light, radiator, fully tiled walling, recessed spot lighting and obscured window to rear with fitted blind.

**OUTSIDE FRONT:**

A driveway provides off road parking and leads to a garage accessed via up/over garage door and comprising electric/gas meters, high level cupboards, electric strip lighting and concrete flooring. The remainder of the garden is mainly laid to lawn with mature planting and wooden gate to side access.

**OUTSIDE REAR:**

Enjoying lovely rooftop and woodlands views and featuring a concrete patio ideal for garden table and chairs with steps leading to a large expanse of lawn. In addition is a wooden garden shed, further low level paved patio and an established selection of planting.

**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

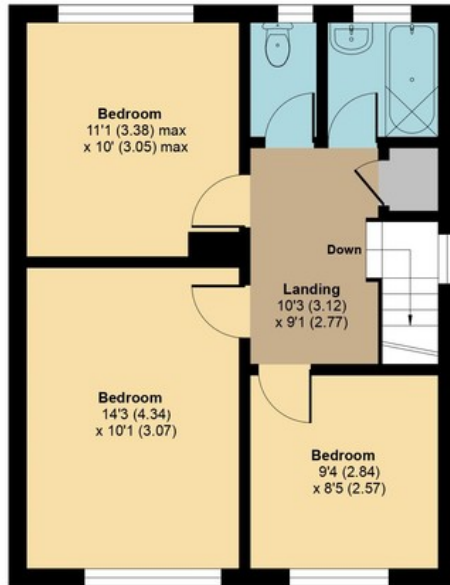
**COUNCIL TAX BAND:** D

**VIEWING:** By appointment with Wood & Pilcher Crowborough 01892 665666.

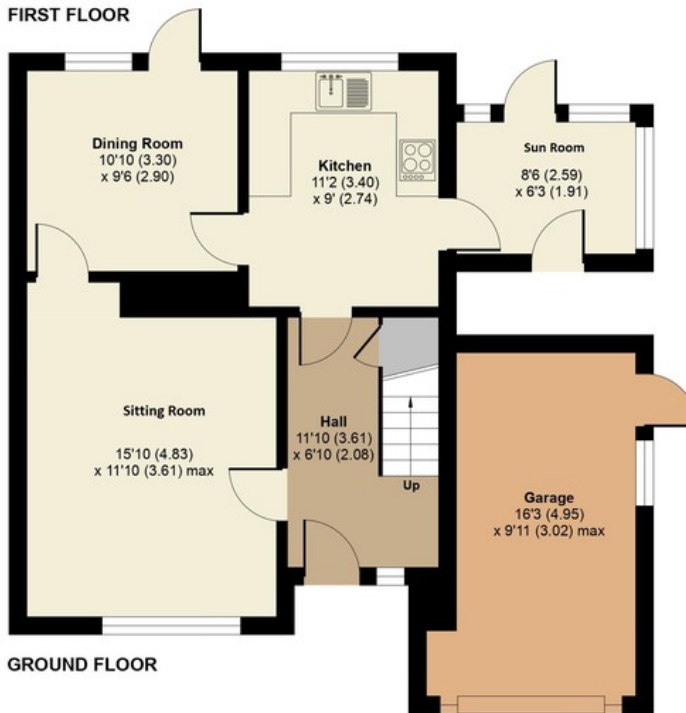


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Approximate Area = 1408 sq ft / 97.4 sq m  
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FIRST FLOOR



GROUND FLOOR



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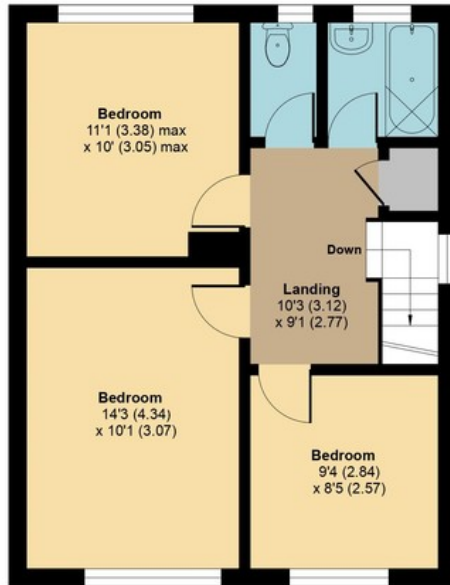
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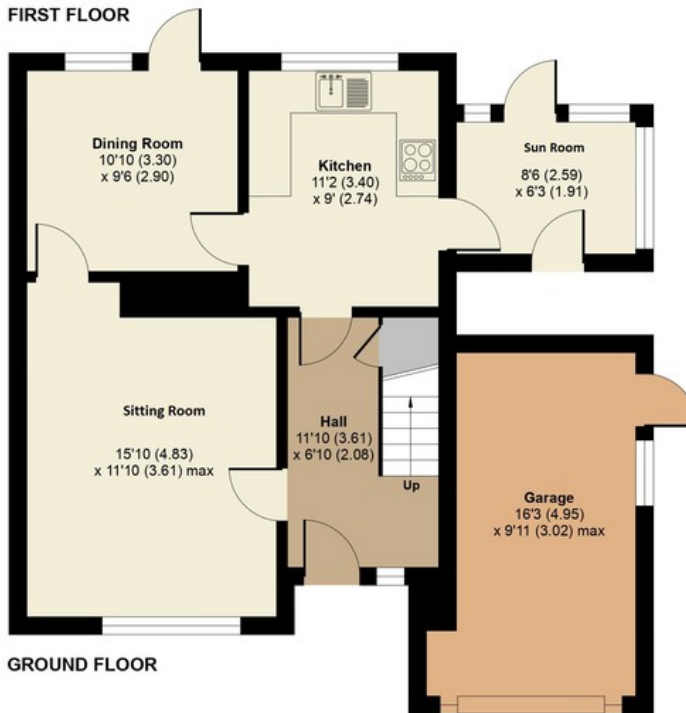


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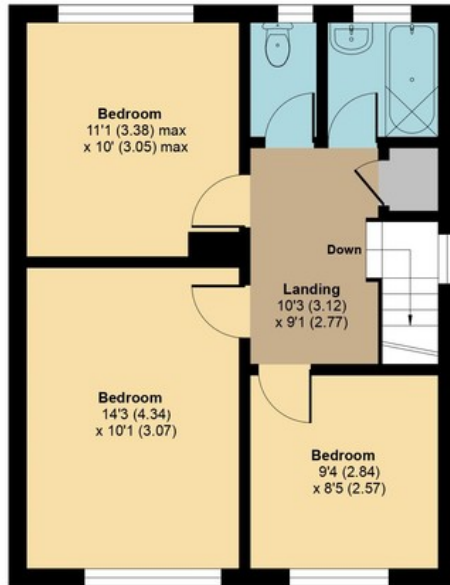
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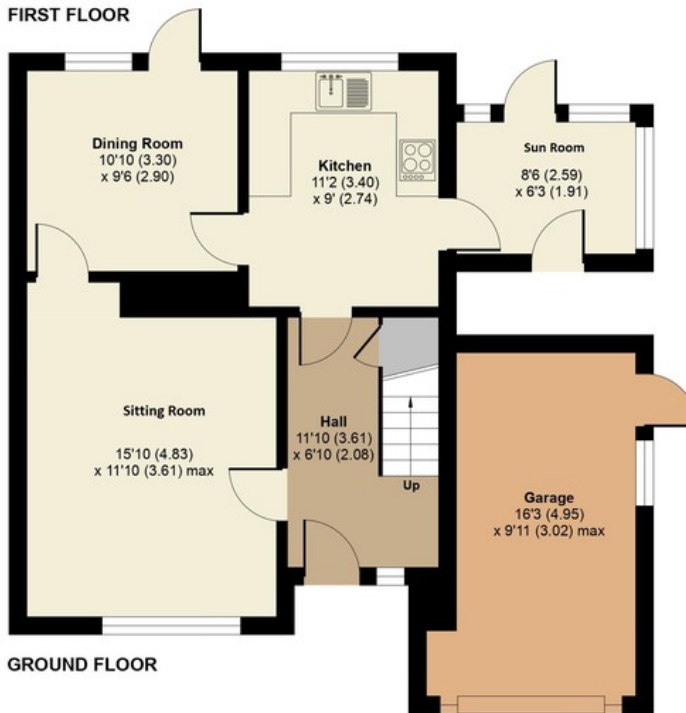


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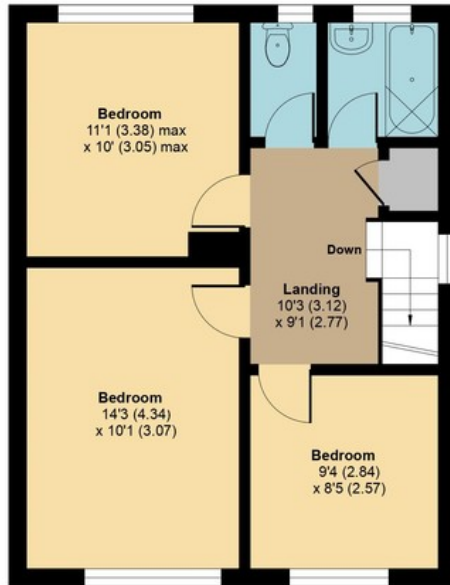
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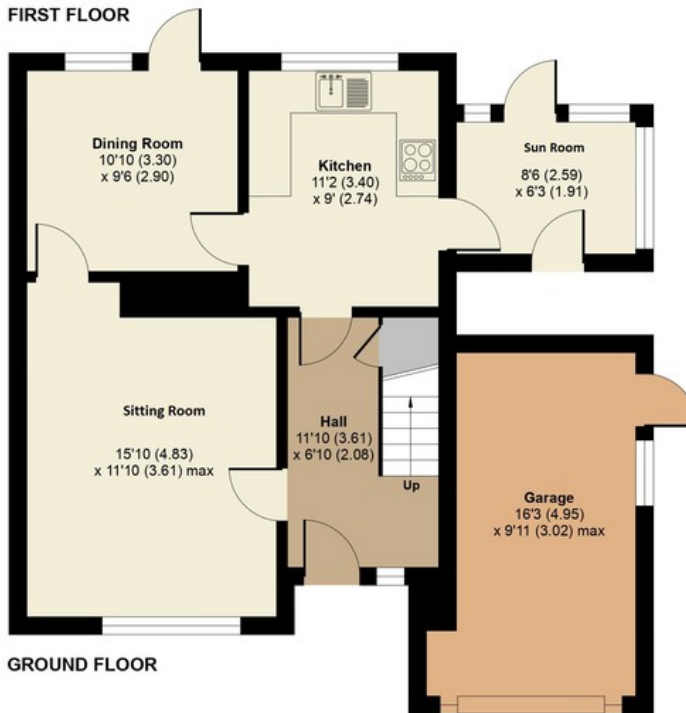


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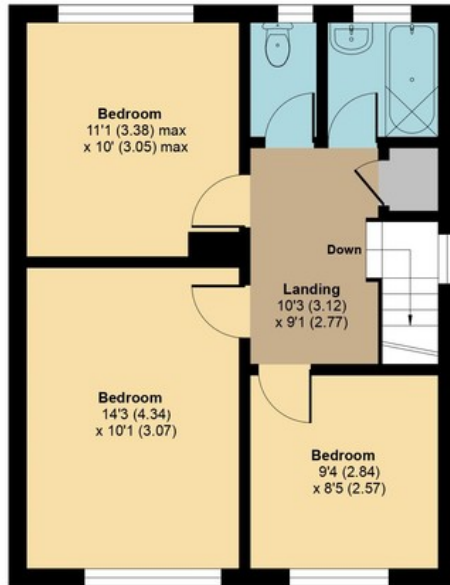
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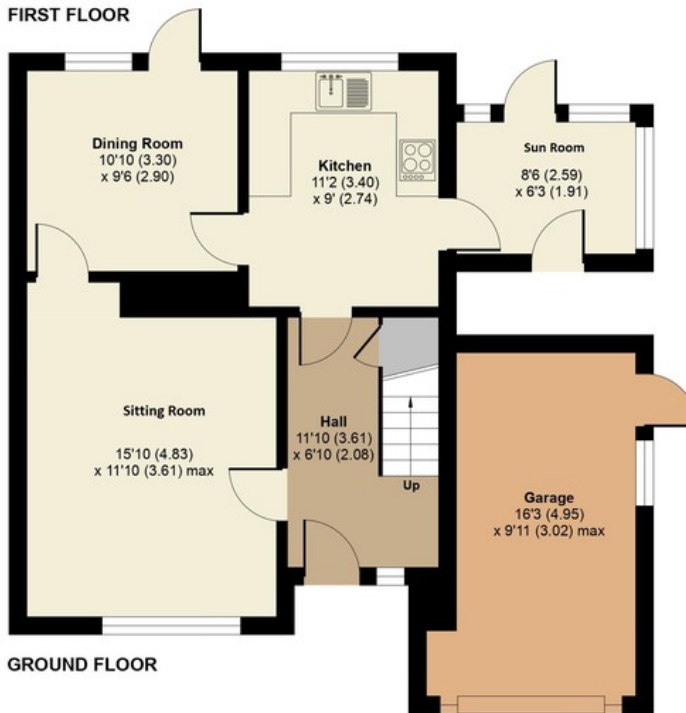


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21-38	F		
1-20	G		

Approximate Area = 1408 sq ft / 97.4 sq m  
 Garage = 146 sq ft / 13.6 sq m  
 Total = 1194 sq ft / 110.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wood & Pilcher. REF: 1005291



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 Crowborough 01892 665666  
 Southborough 01892 511311  
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- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Pretty Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: D

**Rotherhill Road, Crowborough**

**£415,000**



**30 Rotherhill Road, Crowborough, TN6 3AX**

Set in a quiet location with rooftop and woodland views to rear is this 1960s detached family home benefiting from a garage, off road parking and a pretty and established rear garden. A welcoming entrance hall provides access into a bright and airy sitting room with wood burning stove, a dining room with direct access out to the rear garden, a kitchen, sun room and utility area. To the first floor are three bedrooms and family bathroom with separate wc.

**OPEN PORCH:**

Door opens into:

**ENTRANCE HALL:**

Under stairs cupboard, coats hanging area, wood effect laminate flooring, part panelled walling and a smoke alarm..

**SITTING ROOM:**

A lovely bright room featuring a wood burning stove with wooden mantle and tiled hearth, carpet as fitted, radiator and window to front.

**DINING ROOM:**

Carpet as fitted, radiator, window to rear and door leading out to the rear patio and garden beyond.

**KITCHEN:**

A traditional style kitchen fitted with a range of high and low level units with wood effect roll top work surfaces and incorporating a stainless sink with swan mixer tap. Fan assisted oven with 4-ring gas hob and extractor fan above, space for tall fridge/freezer, area of floating shelving, tile effect vinyl flooring and a window to rear enjoying woodland views.



**SUN ROOM:**

Coats hanging area, traditional style flooring, window to side and door leading out to the rear patio and garden beyond.

**UTILITY AREA:**

Space for washing machine and dryer, high level storage units and areas of floating shelving.

**FIRST FLOOR LANDING:**

Cupboard housing Worcester Bosch boiler and hot water tank with slatted wooden shelving, carpet as fitted, radiator, smoke alarm and window to side.

**BEDROOM:**

Stripped wooden flooring, radiator and window to front.

**BEDROOM:**

Carpet as fitted, radiator and window to front with fitted blind.

**BEDROOM:**

Carpet as fitted, radiator and window to rear with woodland views.

**SEPERATE WC:**

Low level wc, tile effect flooring and window to rear.

**FAMILY BATHROOM:**

Panelled bath with shower over, mixer tap and handheld shower attachment, pedestal wash hand basin, hatch to part boarded loft with light, radiator, fully tiled walling, recessed spot lighting and obscured window to rear with fitted blind.

**OUTSIDE FRONT:**

A driveway provides off road parking and leads to a garage accessed via up/over garage door and comprising electric/gas meters, high level cupboards, electric strip lighting and concrete flooring. The remainder of the garden is mainly laid to lawn with mature planting and wooden gate to side access.

**OUTSIDE REAR:**

Enjoying lovely rooftop and woodlands views and featuring a concrete patio ideal for garden table and chairs with steps leading to a large expanse of lawn. In addition is a wooden garden shed, further low level paved patio and an established selection of planting.

**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

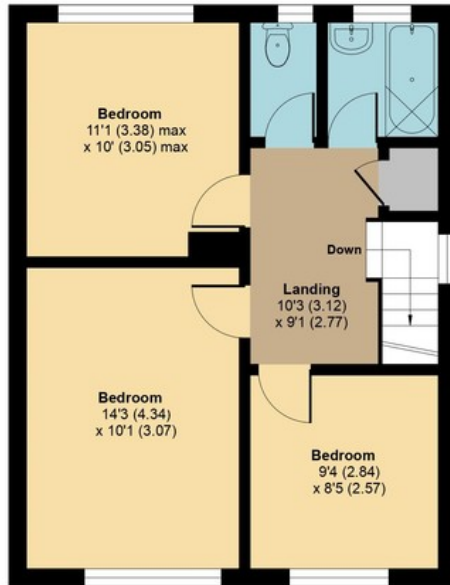
**COUNCIL TAX BAND:** D

**VIEWING:** By appointment with Wood & Pilcher Crowborough 01892 665666.

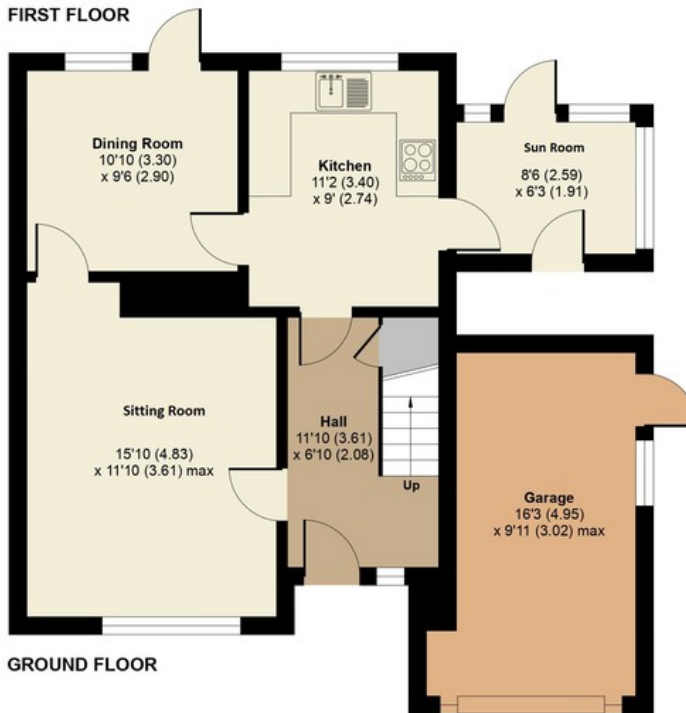


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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