



**WOOD &
PILCHER**

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- Semi-Detached House
- 3 Bedrooms
- Good Size Sitting/Dining Room
- Pleasant Gardens
- 2 Allocated Parking Spaces
- Energy Efficiency Rating: B

Wickens Close, Crowborough

£450,000

woodandpilcher.co.uk

9 Wickens Close, Crowborough, TN6 2FU

Built in 2015 and set in a favourable location down a private drive is this lovely semi-detached family home which enjoys the benefits of two allocated parking spaces and a pretty secluded main garden. The accommodation consists of a welcoming entrance hall, a downstairs wc, a good size sitting/dining room with direct access out to a patio which then leads into a modern kitchen/breakfast room with access out to the main garden. From the entrance hall a staircase rises to the first floor landing, three bedrooms and a family bathroom.

Composite door opens into:

ENTRANCE HALL:

Under stairs cupboard housing electric consumer unit, wooden flooring, radiator and a smoke alarm.

DOWNSTAIRS WC:

Low level wc, wash hand basin with splashback, vinyl flooring, radiator, extractor fan and obscured window with fitted blind.

SITTING/DINING ROOM:

A lovely bright room with ample space for dining furniture, carpets fitted, two radiators, recessed LED spotlighting, window and French doors both with fitted Luxaflex blinds look out and open to a patio area.

KITCHEN/BREAKFAST ROOM:

A contemporary high gloss range of high and low level units with wood effect roll top work surfaces and tiled splashbacks, incorporating a one and a half bowl stainless steel sink with swan mixer tap. Integrated appliances include a fan assisted oven with 4-ring gas hob and extractor fan above, a fridge/freezer, dishwasher and washing machine. Ample space for breakfast table and chairs, vinyl flooring, radiator, smoke alarm, recessed LED spotlighting and French doors leading out to a further patio and garden beyond.

FIRST FLOOR LANDING:

Storage cupboard with light, carpets fitted, radiator, smoke alarm and two windows both with fitted blinds.

MAIN BEDROOM:

A good size double room with carpets fitted, radiator and window with fitted blind.

BEDROOM:

Carpets fitted, radiator and two velux windows with fitted blinds overlooking rear garden.

BEDROOM:

Currently used as an office/work room and comprising a fitted storage cupboard, carpets fitted, radiator and window with fitted blind.

FAMILY BATHROOM:

Panelled bath with shower over and shower screen, low level wc, pedestal wash hand basin with mixer tap, chrome heated towel rail, fully tiled walling, extractor fan, vinyl flooring, recessed LED spotlighting and a ceiling natural light tube.



OUTSIDE:

Two allocated parking spaces adjacent to the property.

A wooden gate opens to a small paved and gravelled patio, a selection of established planting and flower beds and pathway to the main entrance.

The main garden offers a paved patio with exterior lighting, suitable for outside seating and a great deal of privacy. The remainder of the garden is principally laid to lawn with some raised flower bed borders, mature rose bushes and newly planted fruit trees.

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:

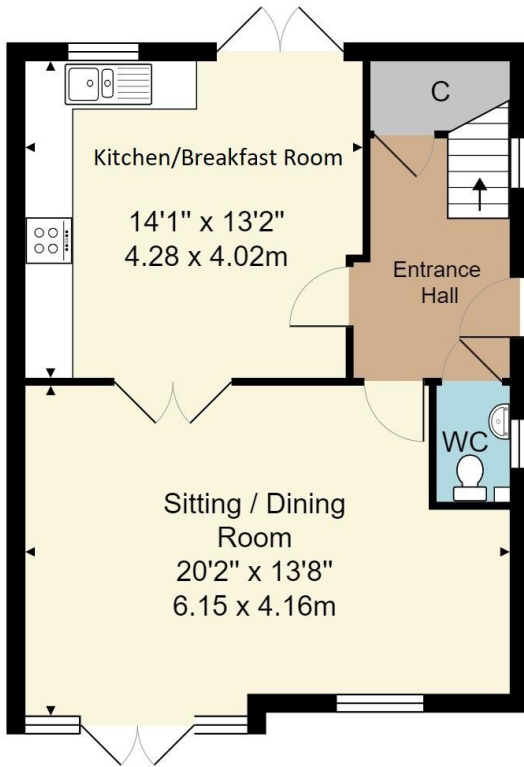
By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

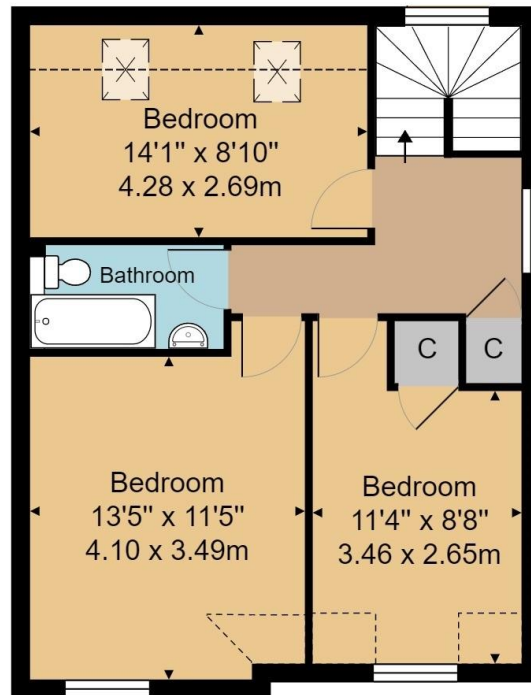
Our vendor informs us that an annual fee is payable for maintenance of the private road. Please contact agent for further details. We advise all interested purchasers to contact their legal advisor and seek confirmation of the maintenance charges prior to an exchange of contracts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	B4 B	B4 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1090 ft² ... 101.3 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.

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