



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- 2 Bedrooms
- Sitting/Dining Room
- Garage & Parking
- Rear Garden & Decked Area
- Energy Efficiency Rating: D

Poundfield Road, Crowborough

£395,000

woodandpilcher.co.uk



Pentewan, Poundfield Road, Crowborough, TN6 2BJ

A well presented detached bungalow comprising an entrance hall, sitting/dining room with direct access out to a rear decked area and garden beyond, recently fitted kitchen with built-in ovens, two bedrooms, one with built-in wardrobes and a modern shower room. Externally to the front is a driveway with parking and access into a garage via an electric roller door. To the rear the private south west facing garden enjoys a decked area for outside seating, a patio and expanse of lawn.

COVERED ENTRANCE PORCH:

uPVC front door opens into:

ENTRANCE HALL:

Access to boarded loft via dropdown ladder, light wood laminate flooring, radiator and LED lighting.

SHOWER ROOM:

Large walk-in tiled shower enclosure with wall mounted thermostatic Aqualisa shower, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, radiator, continuation of laminate flooring, LED lighting and obscured window to front.

BEDROOM:

Selection of fitted wardrobes with hanging and shelving areas, louvre cupboard housing consumer unit, carpet as fitted, radiator and window to front.

BEDROOM:

Carpet as fitted, radiator and window to front.



SITTING/DINING ROOM:

An attractive dual aspect room with feature fireplace incorporating an inset wood burning stove, wood mantle surround and brick hearth, carpet as fitted, LED lighting, radiator, large window to side and patio doors opening to a decked area.

KITCHEN:

Range of wall and base units with composite worktops and upstands over, one and half bowl stainless steel sink with drainer unit and swan mixer tap. Eye level twin oven, inset 4-ring gas hob with backplate and extractor fan over, integrated dishwasher, washing machine and space for fridge/freezer. Breakfast bar, radiator, continuation of wood laminate flooring and door opening to rear garden.

OUTSIDE FRONT:

Herringbone brick block driveway provides off road parking which leads to a single garage accessed via electric roller blind door and comprising a consumer unit, power with light, shelving area and door opening to the rear of the property. The remainder of the garden is mainly laid to lawn with various areas of planting enclosed by a hedge border to front and iron gate with pathway to main entrance.

OUTSIDE REAR:

Enjoying a south westerly aspect the garden benefits from a raised decked area with wooden balustrades creating an ideal area for outside seating. Steps then lead down to a large patio area and a large storage area beneath decking. In addition the garden is principally laid to a good area of lawn with an array of trees providing a good deal of privacy and enclosed by fence borders to all sides.

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.





Bungalow Approx. Gross Internal Area 701 sq. ft / 65.1 sq. m
 Approx. Gross Internal Area(Incl. Garage) 866 sq. ft / 80.5 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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