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PILCHER**

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- End Of Terrace House
- 3 Bedrooms
- Sitting/Dining Room
- Pretty Rear Garden
- Garage En Bloc
- Energy Efficiency Rating: D

Kemps Farm Road, Crowborough

GUIDE PRICE £340,000

woodandpilcher.co.uk



1 Kemps Farm Road, Crowborough, East Sussex, TN6 2XW

An end of terrace family home, set in a sought after residential location with many features and advantages to include a garage en bloc. The accommodation comprises an entrance hall, high gloss fitted kitchen and a sitting/dining room with direct access out to the rear garden. To the first floor are three bedrooms and a family bathroom. Externally is a tiered well stocked rear garden with paved patios.

ENTRANCE HALL:

Wood effect laminate flooring, wall mounted electric consumer unit and meter, Economy 7 electric wall mounted radiator and smoke alarm.

SITTING/DINING ROOM:

A lovely bright room comprising space for sofa seating and dining furniture, continuation of wood effect laminate flooring, Economy 7 wall mounted electric radiator, large under stairs storage cupboard with shelving, window overlooking the rear garden and door with access out to a paved patio and garden beyond.

KITCHEN:

Featuring a high gloss range of high and low level units with wood effect roll top worksurface, tall larder cupboard and stainless steel sink with swan mixer tap. Integrated fan assisted oven with 4-ring hob, space for washing machine and fridge/freezer, continuation of wood effect laminate flooring and window to front with fitted blind.



FIRST FLOOR LANDING:

Airing cupboard housing hot water tank with wooden slatted shelving, further cupboard with shelving, carpet as fitted, smoke alarm and access to loft with light via hatch.

BEDROOM:

Carpet as fitted, wall mounted electric radiator and window to rear.

BEDROOM:

Fitted wardrobes with hanging rail and shelving, carpet as fitted, wall mounted electric radiator and window to front with fitted blind.

BEDROOM:

Li no flooring, wall mounted electric radiator and window to rear.

FAMILY BATHROOM:

Panelled bath with mixer tap and shower over, low level wc, pedestal wash hand basin, fitted cupboards with shelving, wood effect laminate flooring, part tiled walling and obscured window to front.

OUTSIDE FRONT:

The garden is predominately laid to lawn with a selection of mature shrubs and bushes, raised flower bed planters and a gravelled pathway providing access to the side of the property.

OUTSIDE REAR:

The tiered garden features two paved patio areas, circular expanse of lawn with steps leading to a lower level with raised wooden planters, a rockery and surrounded by flowering plants and mature planting.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. 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

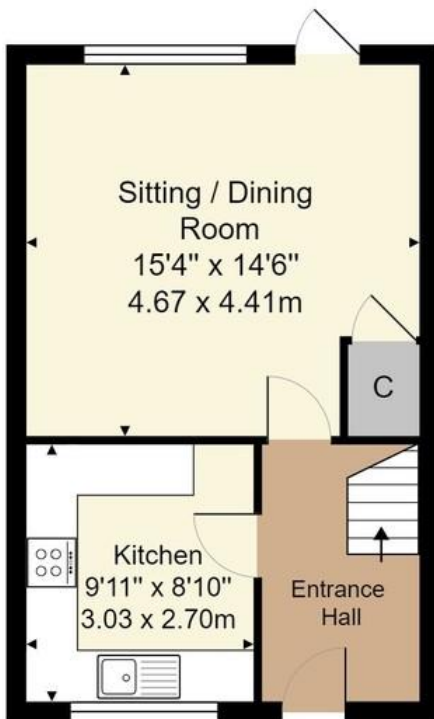
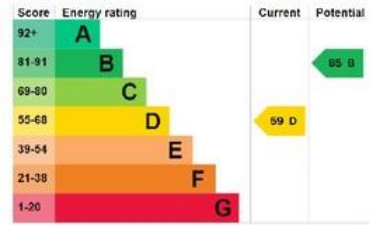
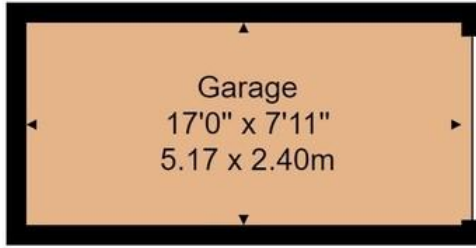
COUNCIL TAX BAND:

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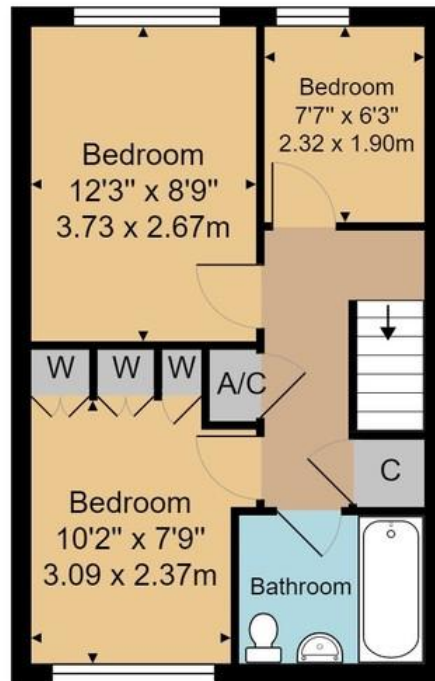
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Ground Floor



First Floor

House Approx. Gross Internal Area 760 sq. ft / 70.6 sq. m
Garage Approx. Internal Area (134 sq. ft / 12.4 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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