



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace House
- Requiring Modernisation
- 4 Bedrooms
- Rear Garden With Views
- Off Road Parking
- Energy Efficiency Rating: E

Southview Road, Crowborough

£450,000

woodandpilcher.co.uk



Sea View Cottage , Southview Road, Crowborough, TN6 1HL

A period end of terrace family home set over four floors, enjoying far reaching views and now requiring complete renovation and updating. This chain free property is new to the market for the first time in many years and comprises at entrance level a bright and airy sitting room, study, and to the lower ground floor is a family bathroom, dining room and kitchen with direct access out to the rear garden. To the first floor are two bedrooms and located to the top floor is a further bedroom with eaves storage. Externally to the front is a low maintenance garden and to the rear the well stocked garden benefits from an area for off road parking.

ENTRANCE LEVEL:

ENTRANCE HALL:

Carpet as fitted, radiator and a smoke alarm.

SITTING ROOM:

Gas fire (not tested), floating area of shelving, carpet as fitted and window to rear with far reaching views

STUDY:

Carpet as fitted, radiator and window to front.

LOWER GROUND FLOOR:

INNER HALLWAY:

Area of floating shelving, hot water tank and electric consumer unit and laminate flooring.



FAMILY BATHROOM:

Panelled bath with mixer tap and handheld shower attachment, low level wc, pedestal wash hand basin, concrete flooring, two fitted cupboards, radiator, part tiled walling and obscured window to side.

DINING ROOM:

Currently used as a family room comprising a feature fireplace with wooden mantle and black hearth, two large fitted cupboards with plenty of shelving, lino flooring, part panelled walling and window overlooking the rear garden.

KITCHEN:

A traditional style range of high and low level units with wood effect roll top work surface and a stainless steel sink. Appliances include a fan assisted oven with 4-ring gas hob and extractor fan above, a washing machine and space for a fridge. Coir matting, part tiled walling, radiator, wall mounted Ideal Classic boiler and wooden stable door opening with direct access to the rear garden.

FIRST FLOOR:

Doors to:

BEDROOM:

Area of floating shelving, carpet as fitted, radiator, window to front and stairs rising to:

BEDROOM:

Open wardrobe with hanging rail, area of floating shelving, carpet as fitted and window to rear with lovely views.

TOP FLOOR:**BEDROOM:**

Eaves storage, carpet as fitted and window to front.

OUTSIDE REAR:

The garden benefits from an abundance of mature and established planting and a paved patio with small circular fish pond. In addition is a greenhouse and a hardstanding area housing a wooden shed. To the rear of the garden is a wooden gate providing access to the off road parking.

OUTSIDE FRONT:

A victorian paved leads to the main entrance and a paved area of garden for easy maintenance and enclosed by hedge boundaries.

SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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 and a good range of schooling including the grammar schools.

TENURE:

Freehold

COUNCIL TAX BAND:

C

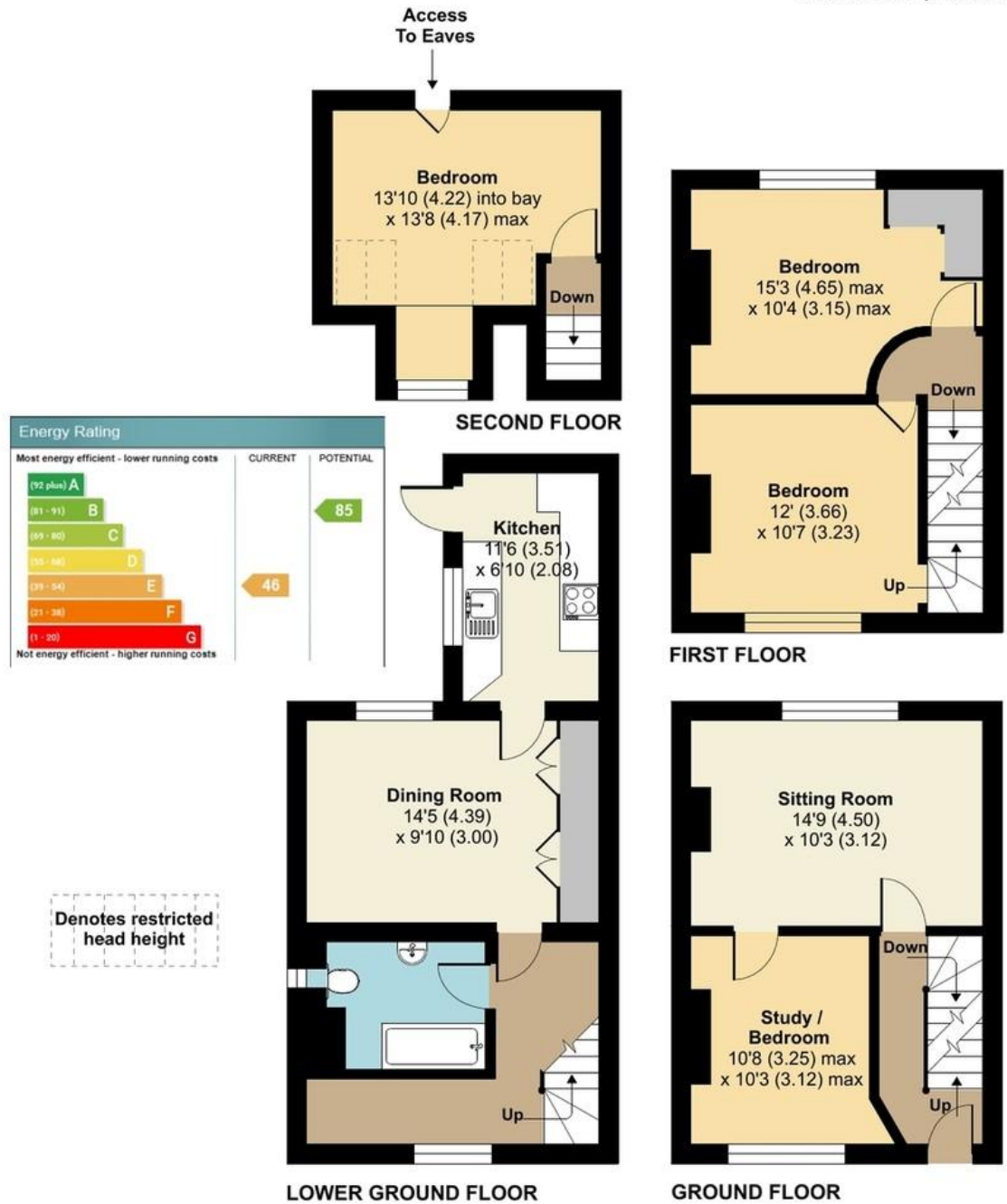
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666



Approximate Area = 1249 sq ft / 116 sq m
 Limited Use Area(s) = 20 sq ft / 1.8 sq m
 Total = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Wood & Pilcher. REF: 1020282

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