



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- Double Bedroom
- Sitting/Dining Room
- Front & Rear Gardens
- Off Road Parking
- Energy Efficiency Rating: C

Rockington Way, Crowborough

£250,000

woodandpilcher.co.uk



16 Rockington Way, Crowborough, East Sussex, TN6 2NJ

A chain free and beautifully presented home, perfect for first time or investor buyers. Upon entering the property you are greeted by a bright and airy sitting/dining room with an archway providing access into the modern kitchen. To the first floor is a good size double bedroom along with a family bathroom and the benefit of built-in wardrobes located on the landing. Externally the low maintenance area of garden to the front benefits also from off road parking for two vehicles and to the rear the sunny garden enjoys a newly laid decked area and an expanse of lawn.

Double glazed door opens into:

ENTRANCE HALL:

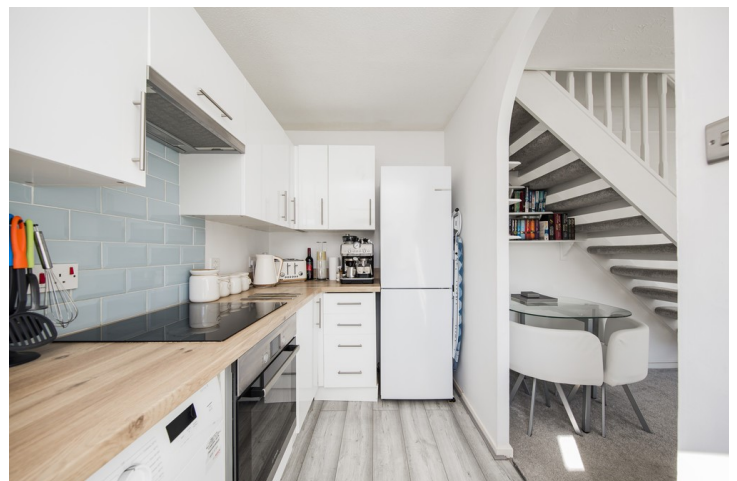
Laminate flooring, cupboard housing Ideal combination boiler, further cupboard housing gas/electric meters and consumer unit.

SITTING/DINING ROOM:

Space for small dining table and chairs, under stairs floating shelves, fitted carpet, radiator with cover and double glazed window to front with fitted blind.

KITCHEN:

A modern high gloss range of high and low level units with wood effect roll top work surface incorporating a one and half bowl stainless steel sink with modern swan mixer tap. Fan assisted oven with 4-ring electric hob, extractor fan above and separate spaces for a fridge/freezer,



slimline dishwasher and a washing machine. Grey wood effect laminate flooring and window to front with fitted blind.

FIRST FLOOR LANDING:

Fitted double wardrobes with hanging rail and shelving, further wardrobe with radiator and wood slatted shelving and hatch to fully boarded loft with light.

DOUBLE BEDROOM:

Space for a fitted wardrobe, radiator and window to front with fitted blind.

FAMILY BATHROOM:

Panelled bath with mixer tap and shower over, low level wc, sink with mixer tap set into a vanity unit with shelving, laminate wood effect flooring, chrome heated towel rail and obscured window to front.

OUTSIDE FRONT:

Low maintenance area of garden being mainly laid to lawn with some flower bed borders, outside water tap and off road parking for two vehicles. Wooden gate provides access to the rear garden.

OUTSIDE REAR:

Enjoying a westerly aspect and principally laid to lawn with newly decked area along with a brick paved patio all enclosed by fence boundaries.

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

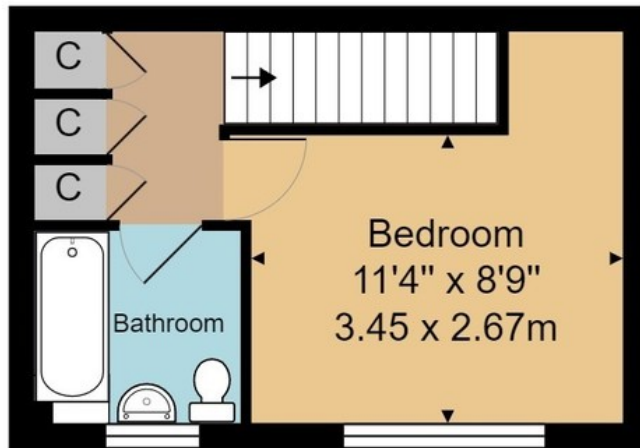
COUNCIL TAX BAND:

C

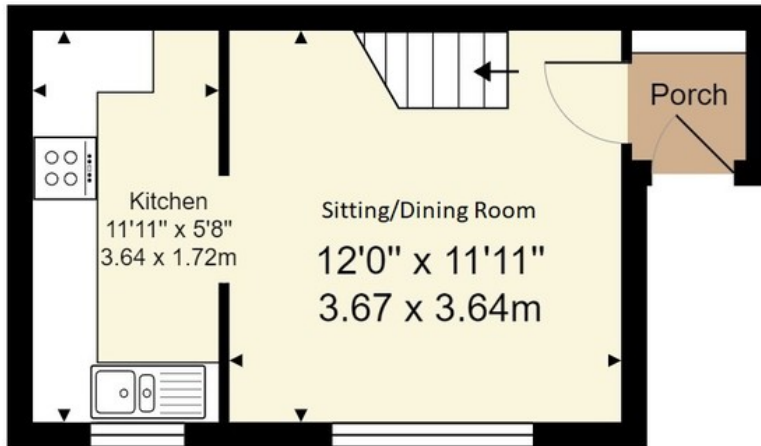
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.





First Floor



Ground Floor



Approx. Gross Internal Area 442 ft² ... 41.1 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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