

WESTROVE, LONDON ROAD
CROWBOROUGH - £675,000



Westrove,

London Road, Crowborough, TN6 1SS

**Entrance Hall - Sitting Room - Dining Room - Conservatory
Kitchen - Utility Room - Three Bedrooms - Bathroom &
Shower Room - Garage - Off Road Parking - Beautiful Front
& Rear Gardens**

New to market for the first time in twenty five years is this fabulous opportunity to acquire a detached chalet cottage with an abundance of character and set within walking distance to the town centre. Benefits include beautifully tended and mature front and rear gardens, off road parking and a garage. The versatile accommodation includes a bright and airy sitting room with bay window, a super dining room leading through into a large conservatory with views over the rear garden, a downstairs bedroom and bathroom along with two further bedrooms and a shower room located to the first floor.

Steps lead to a double glazed composite door with access into:

ENTRANCE PORCH:

Tiled flooring, wall light, recently installed windows and door into:

ENTRANCE HALL:

Large under stairs cupboard with hanging rail and shelving, carpet as fitted, Honeywell heating thermostat, smoke alarm and recessed spot lighting.

SITTING ROOM:

A bright room featuring a limestone fireplace incorporating a fire insert with hearth, surround and mantle, original parquet flooring, three wall lights, beautiful oak beam, radiator and enjoying a double aspect with bay window to front and further window to side.

DINING ROOM:

Carpet as fitted, radiator, window to side with fitted blind and opening into:

CONSERVATORY:

A large vaulted conservatory with tiled flooring, radiator and double glazed French doors leading out to the garden.

BEDROOM:

Currently used as a study with a radiator, carpet as fitted and window to side.



BATHROOM:

Panelled bath with Aqualisa shower over and glass shower screen, low level wc, sink with mixer tap set into a vanity unit with drawers and shelving, heated towel rail, tiled flooring, fully tiled walling, extractor fan, recessed spot lighting and obscured window to rear with fitted blind.

KITCHEN:

Traditionally designed kitchen featuring a range of high and low level cupboards with under unit lighting, roll top work surface and a one and half bowl sink with swan mixer tap. Fan assisted oven with 4-ring gas hob and extractor fan above, space for a dishwasher and low level fridge. Tile effect flooring, radiator, recessed spot lighting, space for breakfast table and double glazed window overlooking rear garden.

VAULTED UTILITY ROOM:

Range of high and low level units with wood effect roll top work surfaces, space for a tall fridge, washing machine and tumble dryer, cupboard housing electric consumer unit, tiled flooring, window to side and stable door to side access.

FIRST FLOOR LANDING:

Carpet as fitted, recessed spot lighting, loft hatch, airing cupboard with hot water tank and slatted wooden shelving and a further good size cupboard with shelving.

MAIN BEDROOM:

Triple fitted wardrobe with hanging and shelving storage, further fitted cupboard with hanging rail and shelving, carpet as fitted, radiator, eaves storage area and double aspect with window to side and further window to rear with fitted blind.

BEDROOM:

Carpet as fitted, radiator, eaves storage area and window to side.

FAMILY SHOWER ROOM:

Large walk-in enclosure with Aqualisa shower and glass sliding door, low level wc, sink with mixer tap set into a vanity unit with shelving, chrome heated towel rail, tiled flooring, fully tiled walling, heated mirror, extractor fan and recessed spot lights.

OUTSIDE FRONT:

Brick paved driveway providing off road parking for numerous vehicles and access to a key fob operated garage comprising concrete flooring, high and low level units, electric strip lighting, electric consumer unit, hatch via ladder to part boarded loft and door to rear garden. In addition is an attractive ornamental fishpond with Sussex stone surround and mature planting, rockery with raised flower bed borders and a selection of planting. Wooden gate leading the rear garden.

OUTSIDE REAR:

A beautifully tended and mature garden featuring a paved patio suitable for garden furniture, an expanse of lawn with an array of planting and wooden pergola with a wisteria. To the rear of the garden is a Japanese style garden with a flowing rivulet, greenhouse, wooden shed and a compost area.



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 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.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

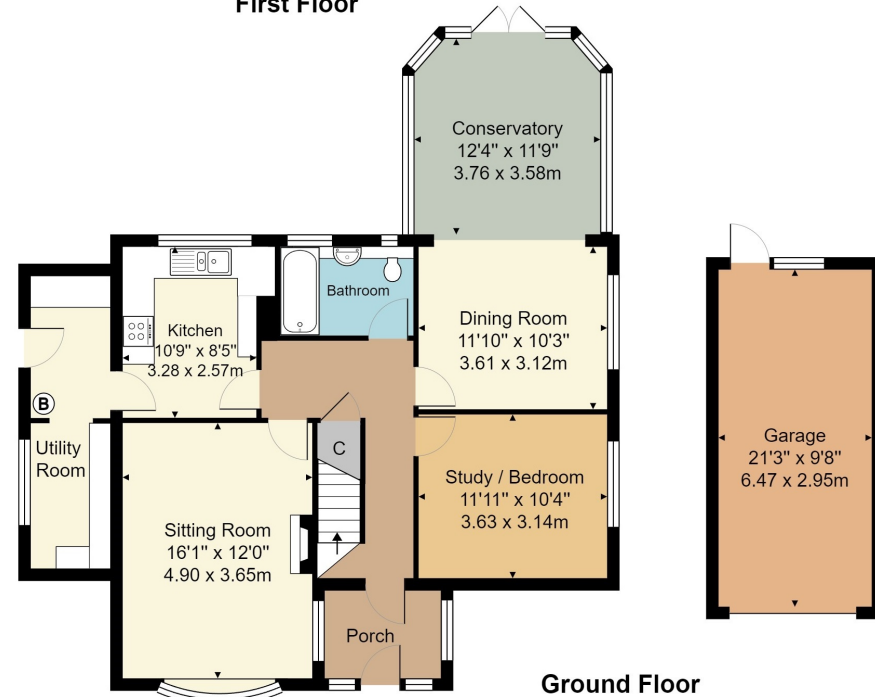
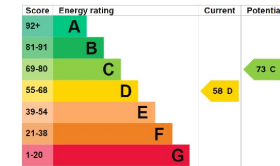
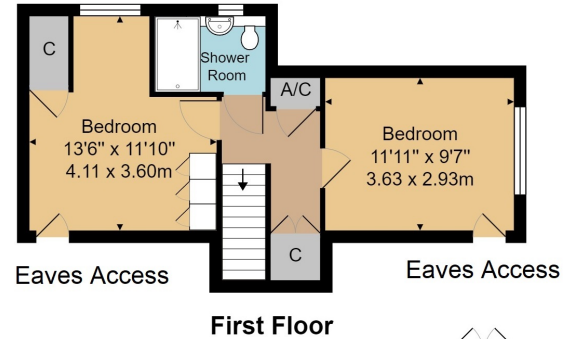
By appointment with Wood & Pilcher Crowborough 01892 665666

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House Approx. Gross Internal Area 1398 sq. ft / 129.9 sq. m
Garage Approx. Internal Area 206 sq. ft / 19.1 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.