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PILCHER**

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- End of Terrace House
- 3 Bedrooms
- Requiring Internal Decoration
- Beautiful Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

Whitehill Road, Crowborough

£400,000

woodandpilcher.co.uk

1 Jubilee Cottages, Whitehill Road, Crowborough, TN6 1NN

New to the market for the first time in 30 years is the perfect opportunity to purchase a property which would now benefit from internal decoration. The sitting room is currently being used as a store room which leads on into the dining room, both rooms benefit from having the original fireplaces. The traditional styled kitchen leads into the bright and airy family room which leads onto the conservatory and out to the beautiful rear garden. Upstairs there are three bedrooms along with a family bathroom and separate cloakroom. The property benefits from being set within walking distance to local amenities, off road parking and a well stocked and mature rear garden.

Double glazed door leads into:

DINING ROOM:

Fireplace with brick surround, wooden mantle and brick heart, fitted wall to wall carpet, radiator, double glazed window to the side with fitted blind.

SITTING ROOM:

Currently being used as a store room, fireplace with brick surround and mosaic tile effect hearth, radiator, double glazed window to the front.

A door from the dining room leads to:

INNER HALLWAY:

Laminate flooring, double glazed door with window to the side giving side access to the property and leads onto the rear garden. Access to:

KITCHEN:

Fitted with a range of high and low level units. Stainless steel sink with swan mixer tap, space for white goods to include washing machine, fridge and separate freezer, freestanding fan assisted oven with four ring gas hob, tile effect laminate flooring, radiator, floating shelving, wall mounted gas meter, small breakfast hatch looks into the family room.

FAMILY ROOM:

Bright and airy, fitted wall to wall carpet, two wall lights and radiator. A square opening leads through to:

CONSERVATORY:

Laminate flooring and double glazed French doors leads out to the rear garden.

Open stairs lead from the dining room up to:

FIRST FLOOR LANDING:

Fitted wall to wall carpet, wooden door leading to:

MAIN BEDROOM:

Glass fronted fitted wardrobe with hanging rail and shelving, fitted wall to wall carpet, radiator, double glazed windows overlooking the rear garden with fitted roller blind.



BEDROOM:

Fitted cupboard with hanging rail and shelving, fitted wall to wall carpet, radiator, double glazed window to the front with fitted roller blind.

BEDROOM:

Cupboard with hanging rail and shelving, fitted wall to wall carpet, radiator, double glazed window to the side. Large loft hatch which is part boarded with a loft ladder.

FAMILY BATHROOM:

Panelled bath with mixer tap and wall mounted shower attachment, glass shower screen, pedestal wash hand basin, large cupboard which houses the 'Worcester Bosch' combi boiler with small radiator and slatted shelving, laminate flooring, part tiled walling.

CLOAKROOM:

Fitted with a low level wc and fitted wall to wall carpet.

OUTSIDE FRONT:

Off road parking with mature shrubs and bushes.

OUTSIDE REAR:

The rear garden is approximately 120' long and benefits from having full sunlight throughout the day in certain areas. The rear garden is mainly laid to lawn with mature shrubs, bushes, fruit trees along with a vegetable patch and greenhouse.

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 in approximately one hour 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

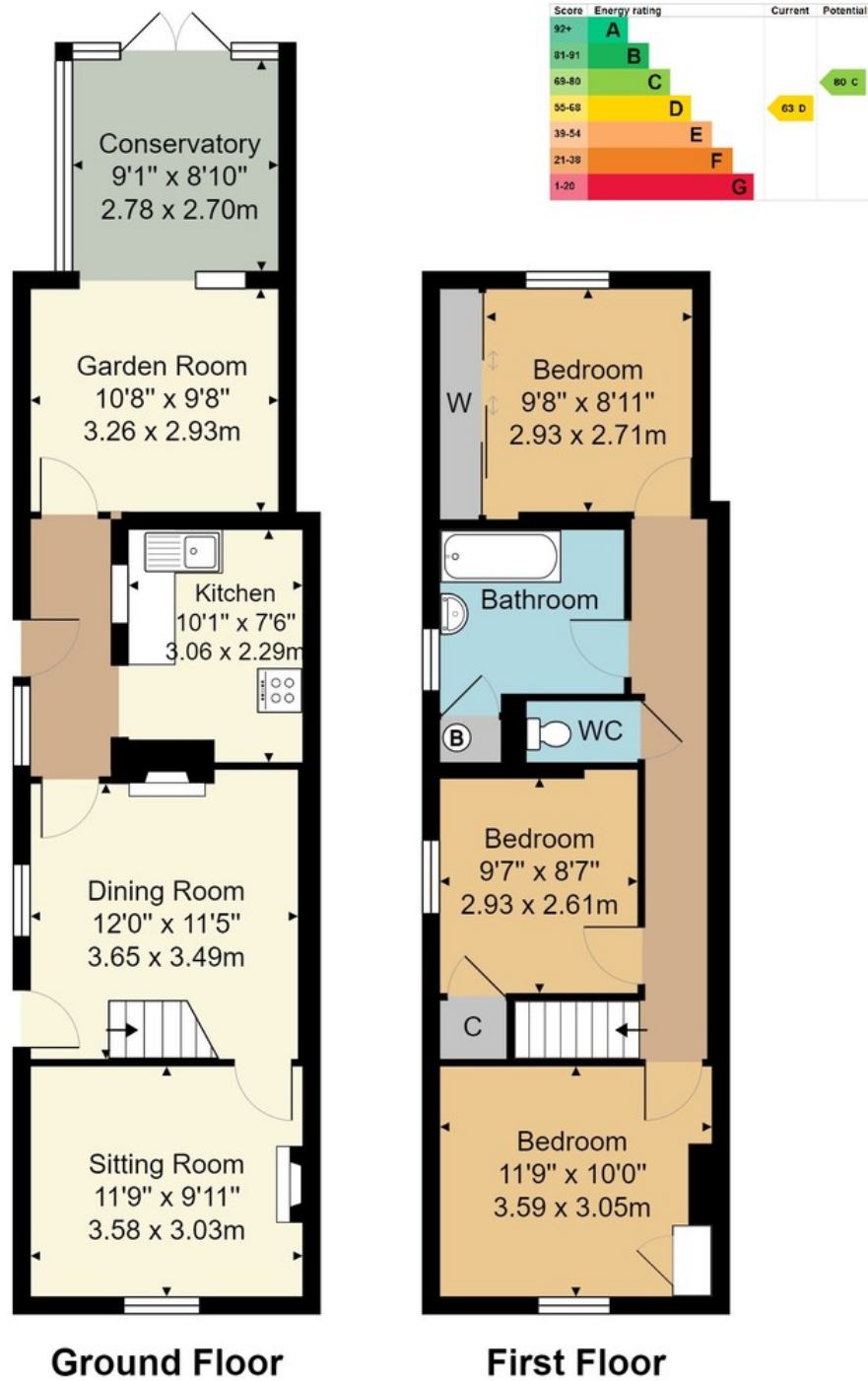
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 665666





Approx. Gross Internal Area 1085 ft² ... 100.8 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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