



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached House
- 3 Bedrooms
- Kitchen/Diner
- South Facing Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

**Rockington Way, Crowborough**

**£337,500**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 11 Rockington Way, Crowborough, TN6 2NJ

Located in a popular residential cul-de-sac with excellent access to both Wolfe Recreation Ground and Crowborough Country Park is this modern and well presented semi-detached home. The accommodation offers an entrance porch, good size sitting room and a kitchen/diner with direct access out to the rear garden. To the first floor are three bedrooms and a modern family bathroom. A particular feature is the south facing rear garden with patio and lawn areas and to the front is the advantage of a driveway providing off road parking.

Composite obscured double glazed door with exterior light leads into:

### ENTRANCE PORCH:

Coir matting, wood effect laminate flooring, built-in cupboard housing fuses and meters, telephone point, coats hanging area and oak door with glazed insert leads into:

### SITTING ROOM:

Continuation of wood effect laminate flooring, radiator, recessed LED spotlights, tv point, nest wall mounted thermostat control, double glazed window to front with fitted blinds and door into:

### KITCHEN/DINER:

Range of matching wall and base units with granite effect roll top worksurfaces and tiled splashback above, inset one and half stainless steel sink bowl and drainer with chrome mixer tap, integrated eye level oven with separate grill above, inset 4-ring electric hob with stainless steel extractor fan above, space and plumbing for washing machine and dishwasher and further space for freestanding fridge/freezer, space for dining table and chairs, recessed LED spotlighting, tiled flooring, double glazed window to rear along with double glazed uPVC door to rear garden.

### FIRST FLOOR LANDING:

Loft ladder with access to attic which is boarded with light and houses the Worcester boiler and range of doors into:

### BEDROOM:

Built-in airing cupboard with radiator, immersion switch and slatted shelving, radiator and double glazed windows to front.

### BEDROOM:

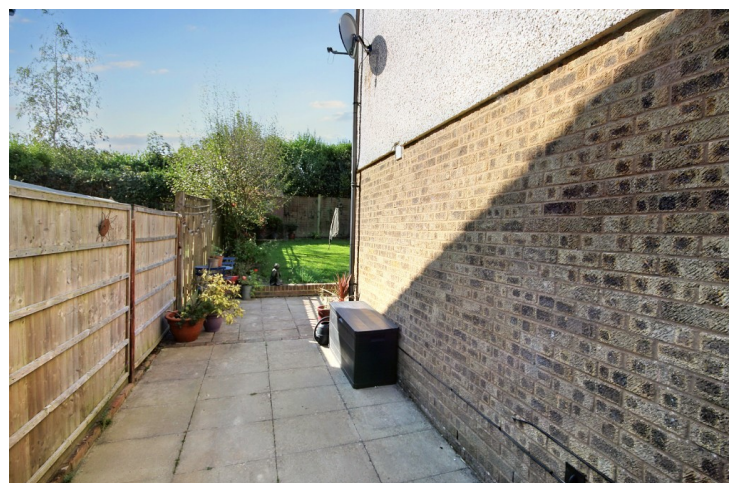
Radiator and double glazed window to rear.

### BEDROOM:

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### FAMILY BATHROOM:

Comprising a modern suite with enclosed bath, separate handheld shower attachment, overhead rainfall showerhead and glass shower screen, low level wc, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail, recessed LED spotlighting, part tiled walling, tiled flooring and frosted double glazed window to side with fitted blinds.



**OUTSIDE FRONT:**

Brick paved driveway providing parking for several vehicles and timber gate to side access which in turn leads to rear garden.

**OUTSIDE REAR:**

The garden benefits from a south facing aspect and paved patio area adjacent to the property with exterior lighting. Step then leads to the remainder of the garden which is principally laid to lawn with flower border boundaries, new garden shed and all enclosed by fencing.

**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

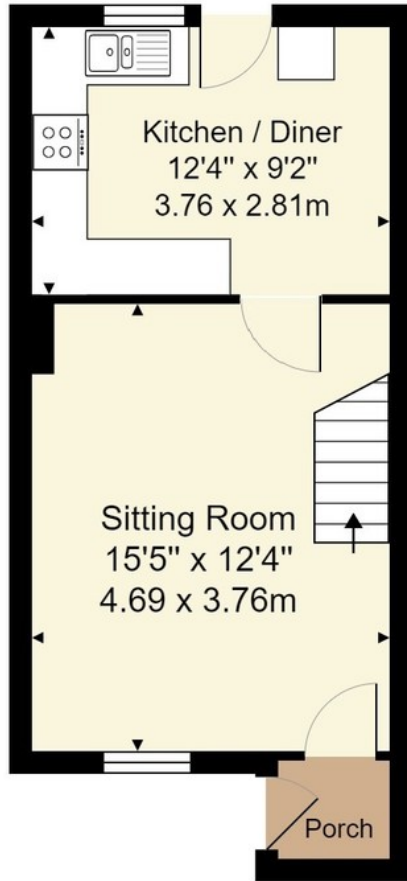
**COUNCIL TAX BAND:**

C

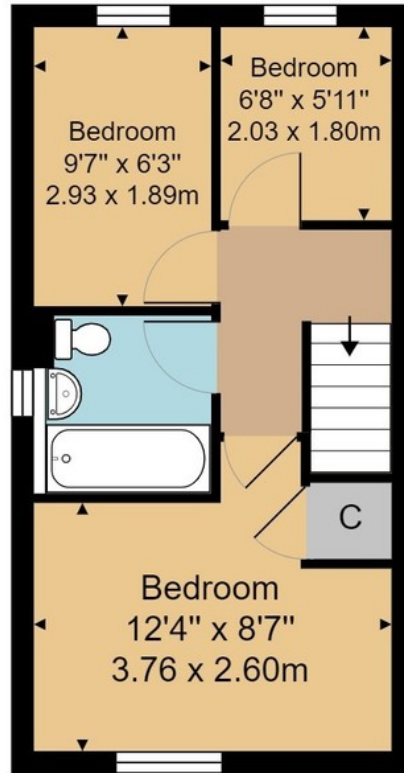
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.





**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 629 ft<sup>2</sup> ... 58.5 m<sup>2</sup>**

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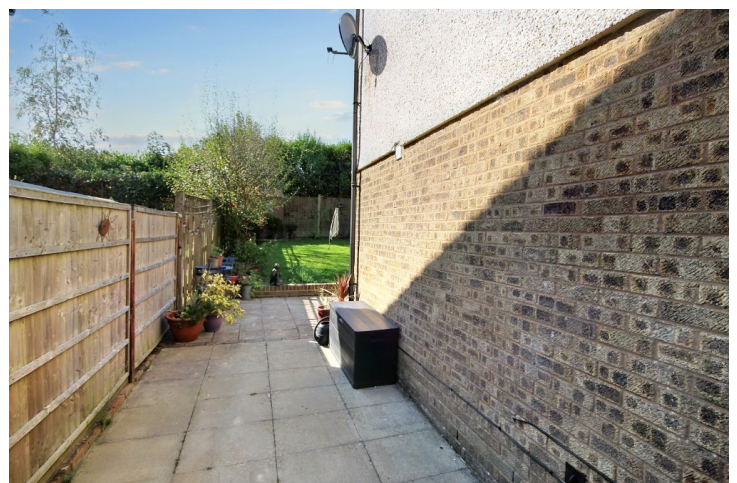
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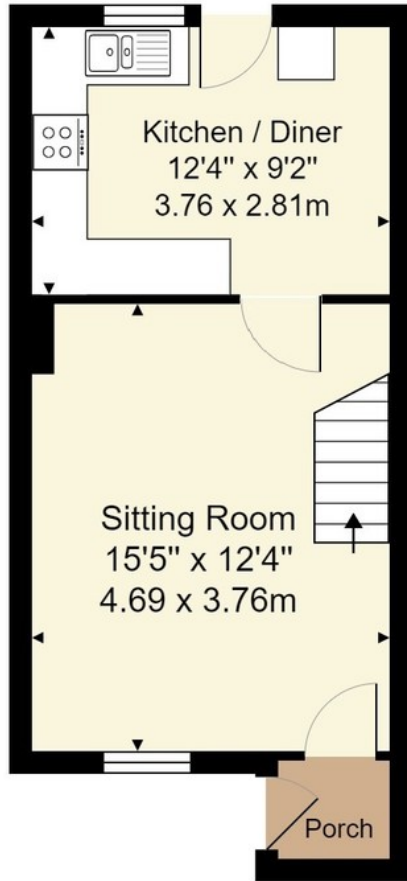
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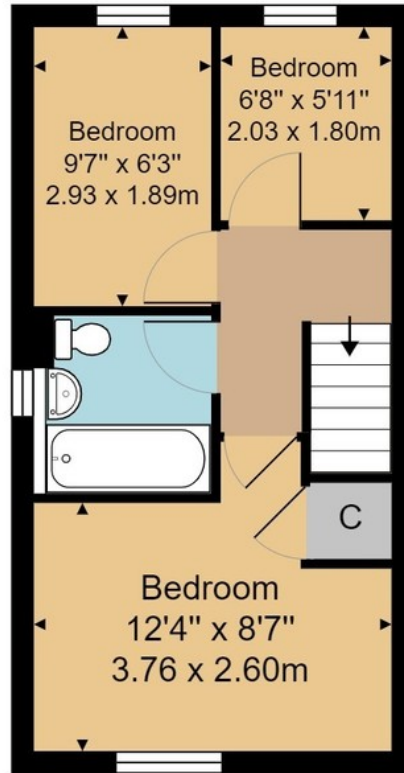
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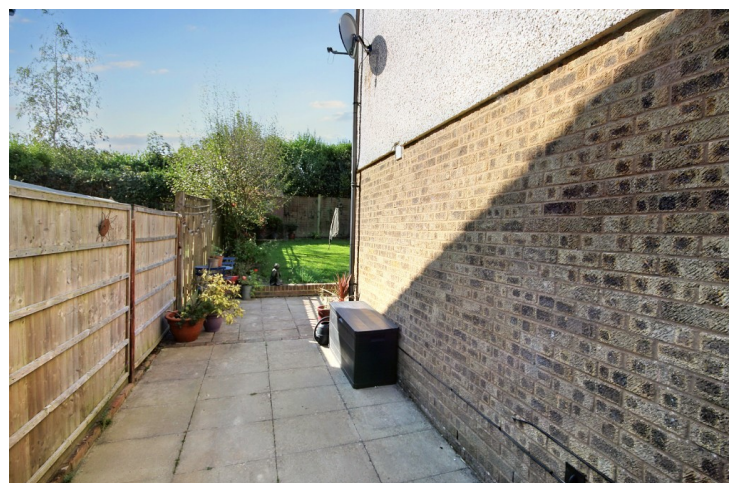
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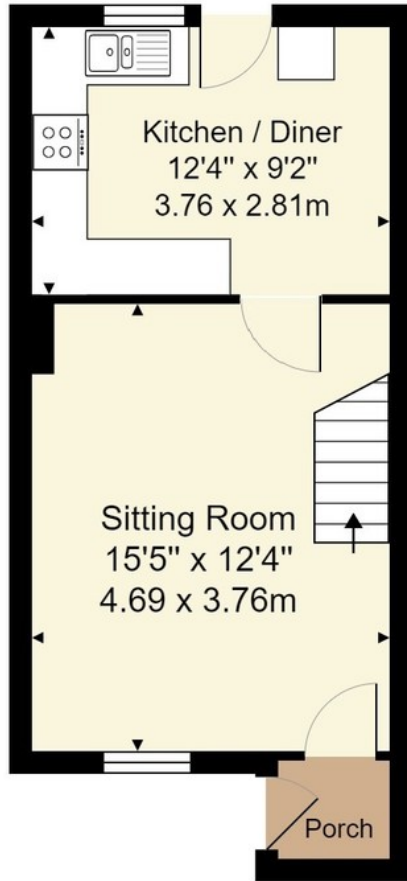
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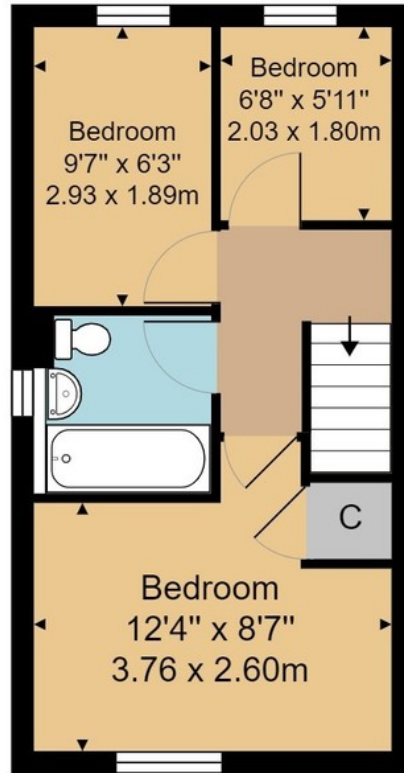
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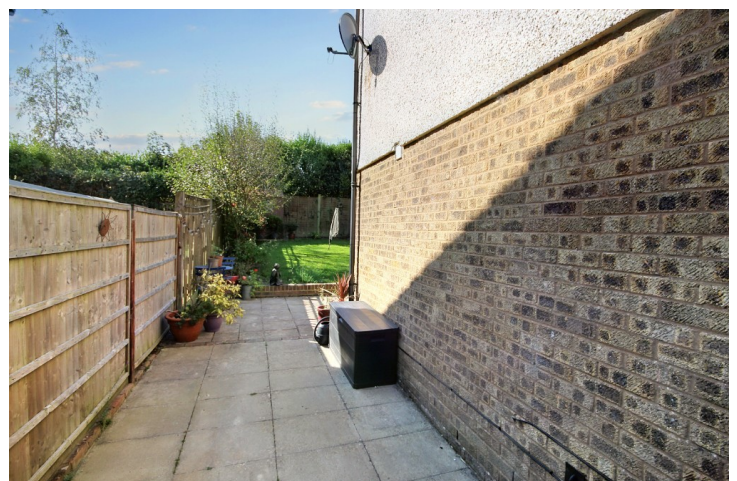
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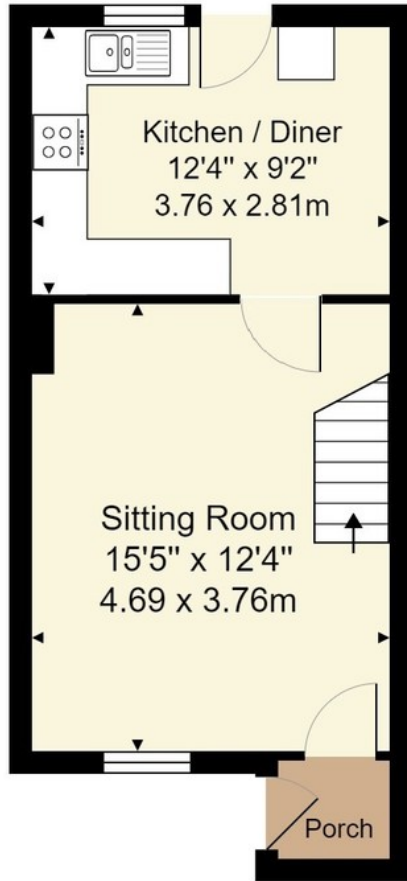
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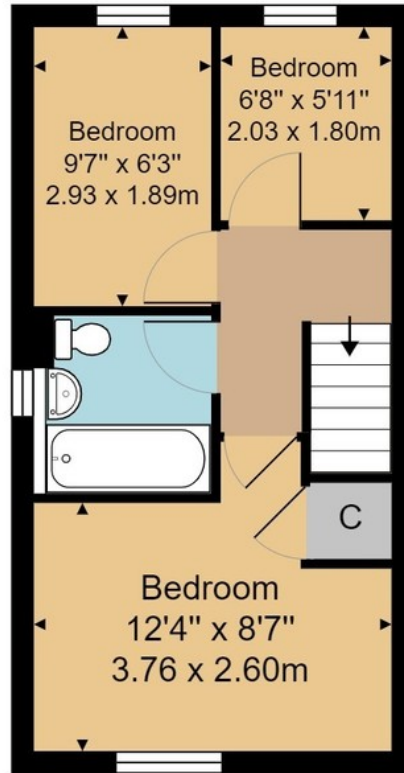
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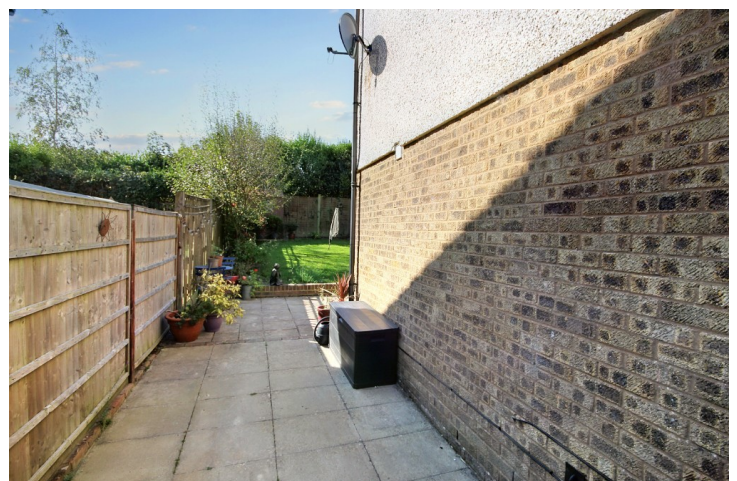
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Freehold

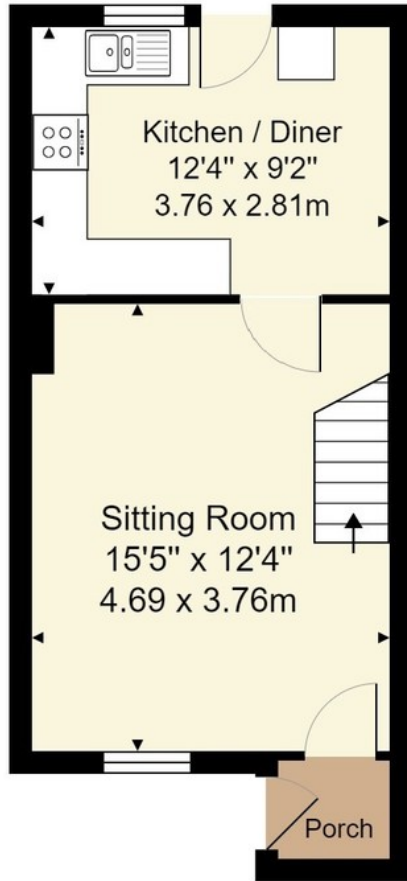
**COUNCIL TAX BAND:**

C

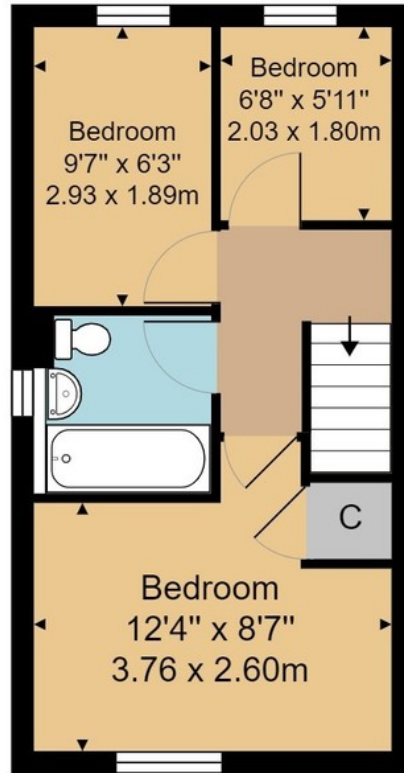
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.





**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 629 ft<sup>2</sup> ... 58.5 m<sup>2</sup>**

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- Semi-Detached House
- 3 Bedrooms
- Kitchen/Diner
- South Facing Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

**Rockington Way, Crowborough**

**£337,500**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 11 Rockington Way, Crowborough, TN6 2NJ

Located in a popular residential cul-de-sac with excellent access to both Wolfe Recreation Ground and Crowborough Country Park is this modern and well presented semi-detached home. The accommodation offers an entrance porch, good size sitting room and a kitchen/diner with direct access out to the rear garden. To the first floor are three bedrooms and a modern family bathroom. A particular feature is the south facing rear garden with patio and lawn areas and to the front is the advantage of a driveway providing off road parking.

Composite obscured double glazed door with exterior light leads into:

### ENTRANCE PORCH:

Coir matting, wood effect laminate flooring, built-in cupboard housing fuses and meters, telephone point, coats hanging area and oak door with glazed insert leads into:

### SITTING ROOM:

Continuation of wood effect laminate flooring, radiator, recessed LED spotlights, tv point, nest wall mounted thermostat control, double glazed window to front with fitted blinds and door into:

### KITCHEN/DINER:

Range of matching wall and base units with granite effect roll top worksurfaces and tiled splashback above, inset one and half stainless steel sink bowl and drainer with chrome mixer tap, integrated eye level oven with separate grill above, inset 4-ring electric hob with stainless steel extractor fan above, space and plumbing for washing machine and dishwasher and further space for freestanding fridge/freezer, space for dining table and chairs, recessed LED spotlighting, tiled flooring, double glazed window to rear along with double glazed uPVC door to rear garden.

### FIRST FLOOR LANDING:

Loft ladder with access to attic which is boarded with light and houses the Worcester boiler and range of doors into:

### BEDROOM:

Built-in airing cupboard with radiator, immersion switch and slatted shelving, radiator and double glazed windows to front.

### BEDROOM:

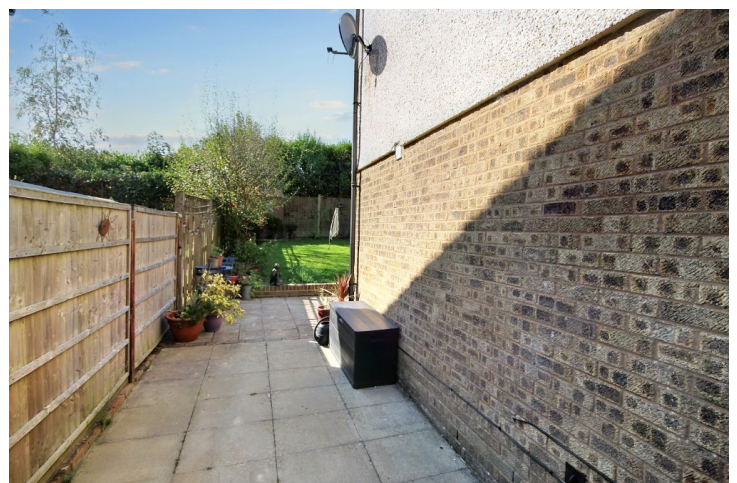
Radiator and double glazed window to rear.

### BEDROOM:

Radiator and double glazed window to rear.

### FAMILY BATHROOM:

Comprising a modern suite with enclosed bath, separate handheld shower attachment, overhead rainfall showerhead and glass shower screen, low level wc, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail, recessed LED spotlighting, part tiled walling, tiled flooring and frosted double glazed window to side with fitted blinds.



**OUTSIDE FRONT:**

Brick paved driveway providing parking for several vehicles and timber gate to side access which in turn leads to rear garden.

**OUTSIDE REAR:**

The garden benefits from a south facing aspect and paved patio area adjacent to the property with exterior lighting. Step then leads to the remainder of the garden which is principally laid to lawn with flower border boundaries, new garden shed and all enclosed by fencing.

**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.

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Freehold

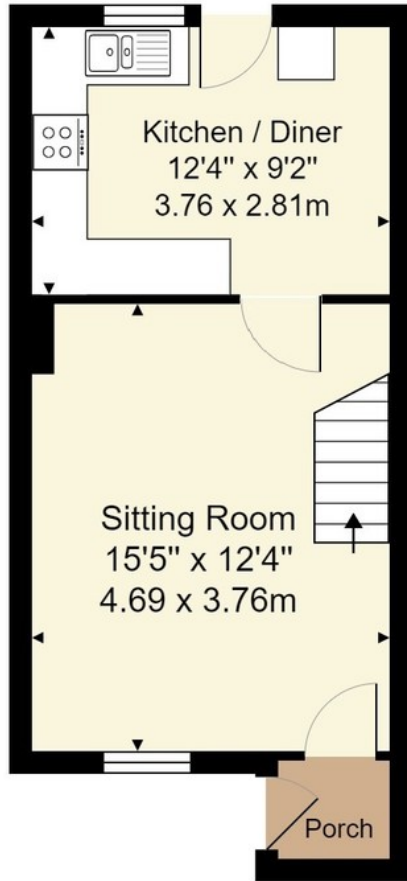
**COUNCIL TAX BAND:**

C

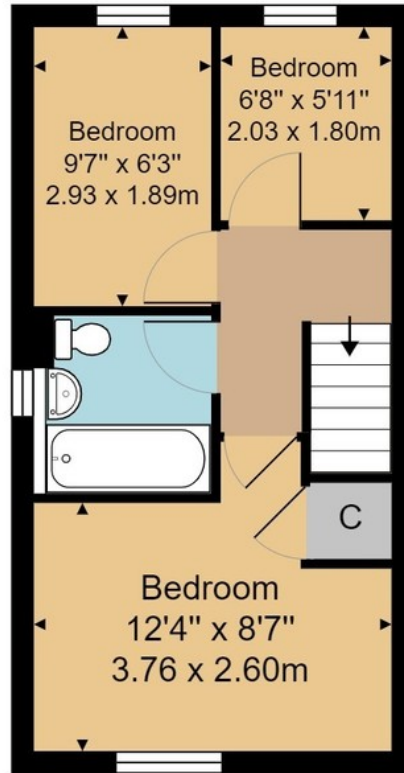
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.





**Ground Floor**



**First Floor**

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- Semi-Detached House
- 3 Bedrooms
- Kitchen/Diner
- South Facing Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

**Rockington Way, Crowborough**

**£337,500**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

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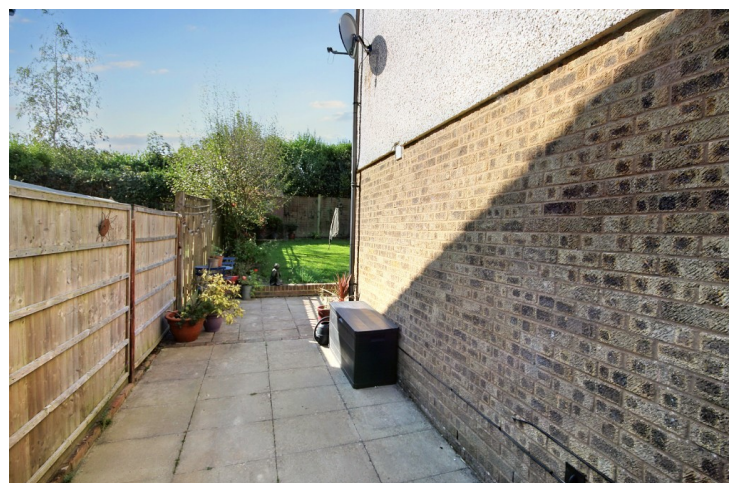
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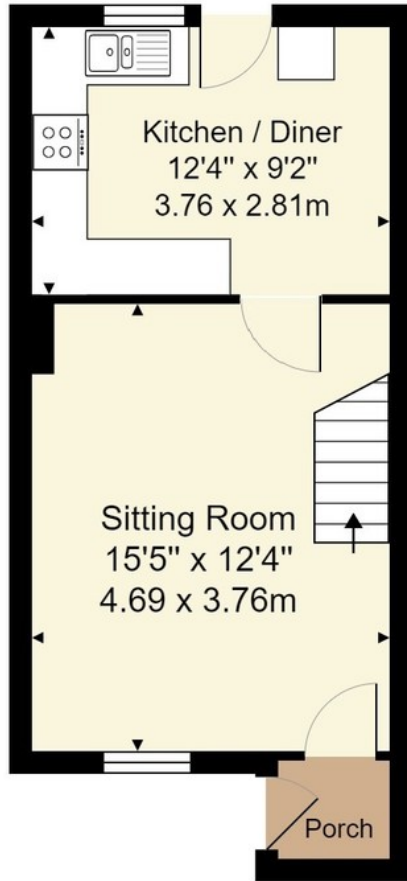
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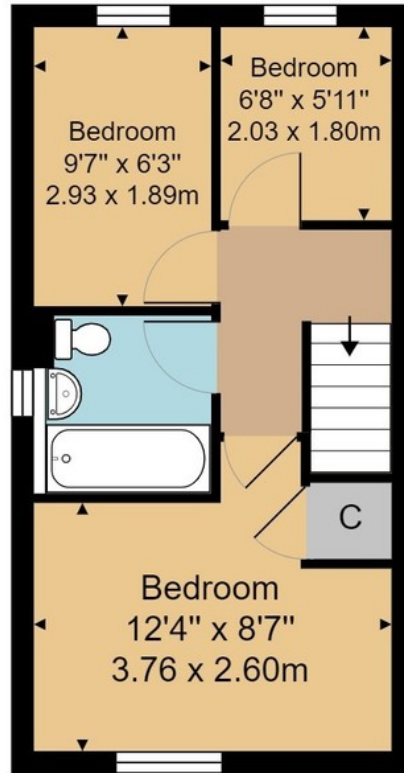
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.





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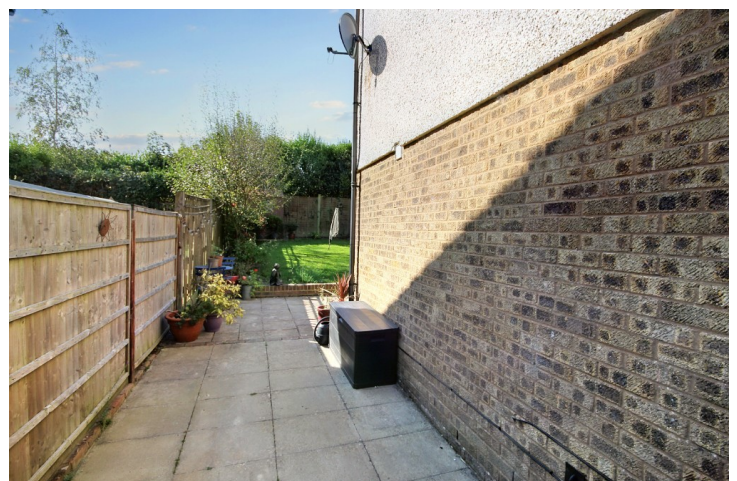
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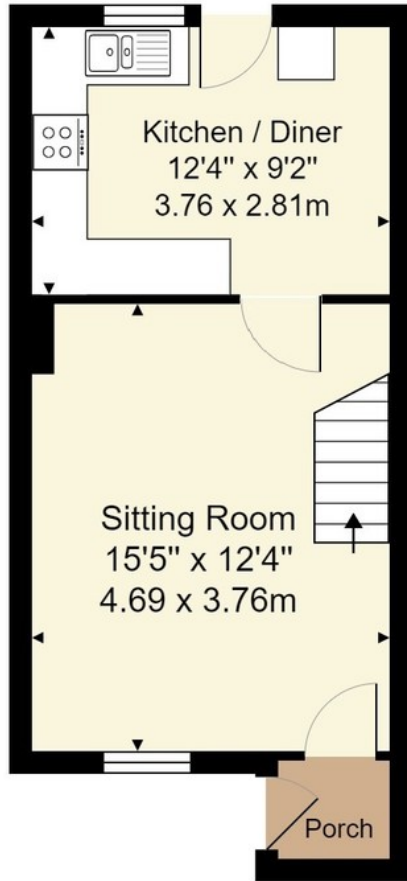
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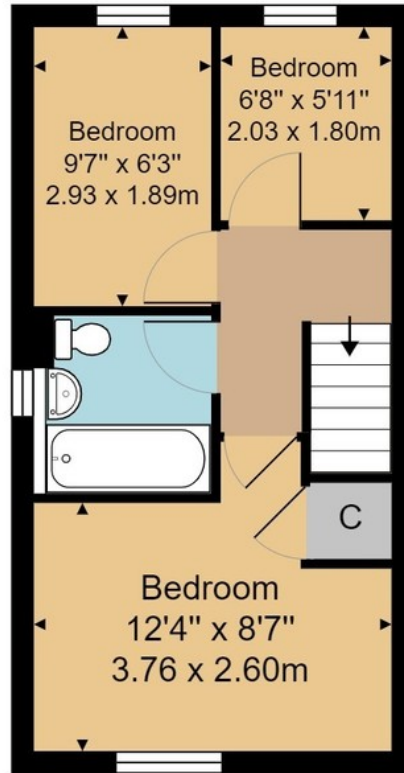
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