



HUDSON PLACE
CROWBOROUGH - £580,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

4 Hudson Place

Crowborough, TN6 2FZ

**Entrance Hall - Cloakroom - Sitting Room - Reception Room/Study - Kitchen/Diner - Utility Room - Four Bedrooms - En Suite Shower Room - Family Bathroom
South Facing Rear Garden - Off Road Parking**

Hudson Place is a private development of just five family homes built by the well respected Cubed Homes approximately three years ago. This well presented and substantial 1675sq ft semi detached house benefits from the remaining term of a 10 Year Build Zone Warranty. The accommodation comprises a good size and welcoming entrance hall, cloakroom, a bright and airy sitting room and a second reception/study which has many uses. In addition is a contemporary kitchen/diner with many of the usual appliances, direct access to the south facing rear garden via aluminium bifold doors and use of a separate utility room. To the first floor are four well-proportioned bedrooms, a well-appointed family bathroom and an en suite shower room. Externally is off road parking to both the front and rear of the property, a south facing rear garden and set in a super location for access to local schools, the town centre and a mainline train station.

Composite door opens into:

ENTRANCE HALL:

Coir entrance matting, coats hanging area, large storage cupboard, grey porcelain floor tiling with underfloor heating, under stairs cupboard housing underfloor heating controls, smoke alarm, wall mounted Heat Miser heating thermostat and recessed LED spotlights.

CLOAKROOM:

Low level wc, sink with mixer tap set into a vanity unit, grey porcelain floor tiling, recessed LED spotlight and extractor fan.

SITTING ROOM:

Wall mounted Heat Miser thermostat, fitted carpet with underfloor heating and aluminium double glazed windows to front.

RECEPTION ROOM/STUDY:

Wall mounted Heat Miser thermostat, grey wood effect laminate flooring with underfloor heating and double glazed window to side with fitted blind.



KITCHEN/DINER:**Kitchen Area:**

Fitted with a range of Crown Zeluso wall and floor cabinets plus an island bar/unit with seating below and solid Quartz worktops and upstands over. Integrated Neff appliances include a fan assisted eye level oven & grill, five ring gas hob with extractor fan above and tiled splashback, full height fridge, low level freezer and a dishwasher. One and half bowl stainless steel sink with swan mixer tap. Grey porcelain floor tiling with under floor heating.

Dining Area:

Currently used as a family room and offers plenty of room for a large dining table & chairs, continuation of grey porcelain floor tiling with under floor heating, recessed LED spotlights and aluminium bifold doors lead directly out to the sandstone patio and garden beyond.

UTILITY:

Range of high and low level units with solid Quartz roll top worktops and a stainless steel sink with swan mixer tap and tiled splashback. Space for freestanding washing machine and tumble dryer, wall mounted Worcester Bosch boiler, wall mounted electric consumer unit, continuation of porcelain grey floor tiling, smoke alarm, recessed LED spotlights and door to rear garden.

Bespoke locally made staircase with oak handrail and glass infills rises to:

FIRST FLOOR LANDING:

Fitted carpet, radiator, wall mounted Honeywell heating thermostat, two smoke alarms, recessed LED spotlights, hatch with ladder to loft and doors to:

MAIN BEDROOM:

Fitted carpet, radiator, double glazed window to rear with fitted blind and door into:

EN SUITE SHOWER ROOM:

Fully tiled walk-in shower enclosure with Hansgrohe shower, rainfall showerhead and additional handheld attachment, Villeroy & Boch low level wc and sink set into a vanity unit, heated chrome towel rail, fitted glass mirror with shaver point, part porcelain wall tiling, Amtico flooring, recessed LED spotlights and extractor fan.

BEDROOM:

Fitted carpet, radiator and double glazed window to side.

BEDROOM:

Fitted carpet, radiator and double glazed window to front.

BEDROOM:

Fitted carpet, radiator and double glazed window to front.



FAMILY BATHROOM:

Villeroy and Boch luxury white bathroom suite comprising a panelled bath with mixer tap and handheld shower attachment, low level wc and large square rectangular sink set into a vanity unit with drawer storage, mixer tap and glass mirror above. Large fully tiled shower enclosure with Hansgrohe rainfall showerhead and separate handheld shower attachment, porcelain wall tiling, Amtico flooring, recessed LED spotlights, extractor fan and obscured double glazed window to rear.

OUTSIDE FRONT:

Brick paved driveway offering parking for two vehicles along with a selection of raised flower bed borders, planting and a mature oak tree.

OUTSIDE REAR:

A south facing garden with a limestone patio and gravel pathway leads to a rear gate opening to additional off road parking for two vehicles. The remainder of the garden is principally laid to lawn with an array of planting and 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.

COUNCIL TAX BAND: F

TENURE: Freehold

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

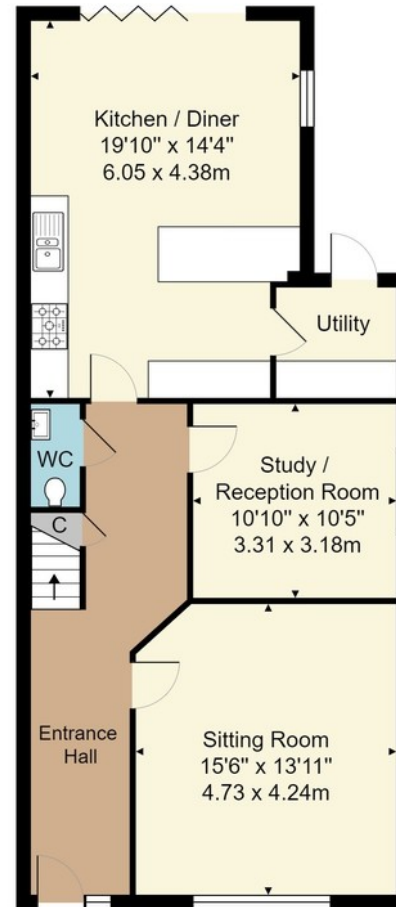
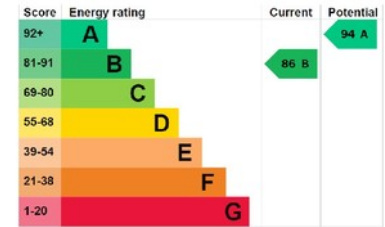


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Ground Floor



First Floor

Approx. Gross Internal Area 1675 ft² ... 155.6 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.