



**BRAMBLE CROFT**  
**CROWBOROUGH - OFFERS IN EXCESS OF: £695,000**





# 5 Bramble Croft

Crowborough, East Sussex,  
TN6 2RF

**Porch - Entrance Hall - Kitchen - Utility Room - Sitting Room - Dining Room - Main Bedroom With En Suite Shower Room - Three Further Bedrooms - Family Bathroom WC - Detached Garage - Off Road Parking South Facing Rear Garden**

Set in a small cul-de-sac with good access to the town centre and offered to the market with no onward chain is this 1980s detached bungalow. The accommodation offers a spacious entrance hall, kitchen, a utility room and located to the rear of the property is a good size sitting room with doors leading directly out to the rear garden and a dining room. From the entrance hall is access to a main bedroom with en suite shower room, three further bedrooms, a family bathroom and a separate wc. Externally to the front is an area of parking and access to a detached garage and to the rear the garden benefits from a southerly aspect, patio and an expanse of lawn. This much loved home provides an opportunity for a new family to modernise and refresh and therefore we recommend a viewing at your earliest convenience.

Double glazed uPVC front door opens into:

## **ENTRANCE PORCH:**

Quarry tiled flooring an glass panelled timber door opens into:

## **ENTRANCE HALL:**

Carpet as fitted, radiator and a large storage cupboard.

## **KITCHEN:**

Range of wall and base units with worktops over, one and a half bowl composite sink with mixer tap, four ring ceramic hob with extractor fan over and oven under and an integrated dishwasher. Radiator, vinyl flooring and double glazed window overlooking the front garden.

## **UTILITY ROOM:**

Wall and base unit with worktops over, stainless steel sink, space for a washing machine and fridge/freezer, wall mounted British Gas boiler, fusebox, vinyl flooring and obscured glazed uPVC door to side.





**SITTING ROOM:**

A spacious room with feature fireplace incorporating an inset gas flame effect fire with marble surround and wood mantel, two radiators, tv point, carpet as fitted and sliding uPVC glass panelled doors out to a patio area.

**DINING ROOM:**

Radiator, carpet as fitted and double glazed window overlooking the rear garden.

The hallway provides access into:

**MAIN BEDROOM:**

Two double wardrobe cupboards providing hanging area and further storage, two radiators, carpet as fitted, double glazed window to side and door into:

**EN SUITE SHOWER ROOM:**

Tiled cubicle with integrated shower, low level wc, pedestal wash hand basin, Dimplex wall heater, radiator, mirrored wall and an obscured double glazed window to side.

**BEDROOM:**

Wardrobe cupboard with hanging area and storage, carpet as fitted, radiator and double glazed window to front.

**BEDROOM:**

Currently used as a study and comprising a cupboard with shelving, carpet as fitted and a double glazed window to front.

**BEDROOM:**

Carpet as fitted, radiator and a double glazed window overlooking the rear garden.

**SEPARATE WC:**

Low level wc, wall mounted basin, radiator, vinyl flooring and an extractor fan.

**FAMILY BATHROOM:**

Panelled bath with shower attachment over and tiled surrounds, low level wc, pedestal wash hand basin, radiator, vinyl flooring and obscured double glazed window to side.

**OUTSIDE FRONT:**

Tarmacadam driveway providing off road parking for several vehicles leads to a double garage accessed via up/over electric door with power and light. The remainder of the garden is principally laid to lawn with various trees and shrubs.

**OUTSIDE REAR:**

An attractive south facing garden enjoying a patio adjacent to the property and an area laid to lawn along with raised flower beds and 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:**

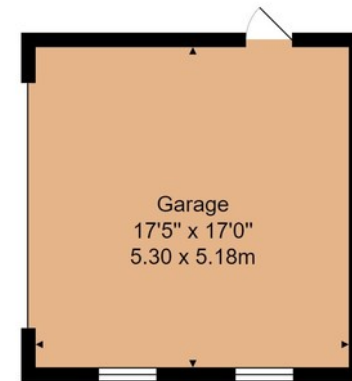
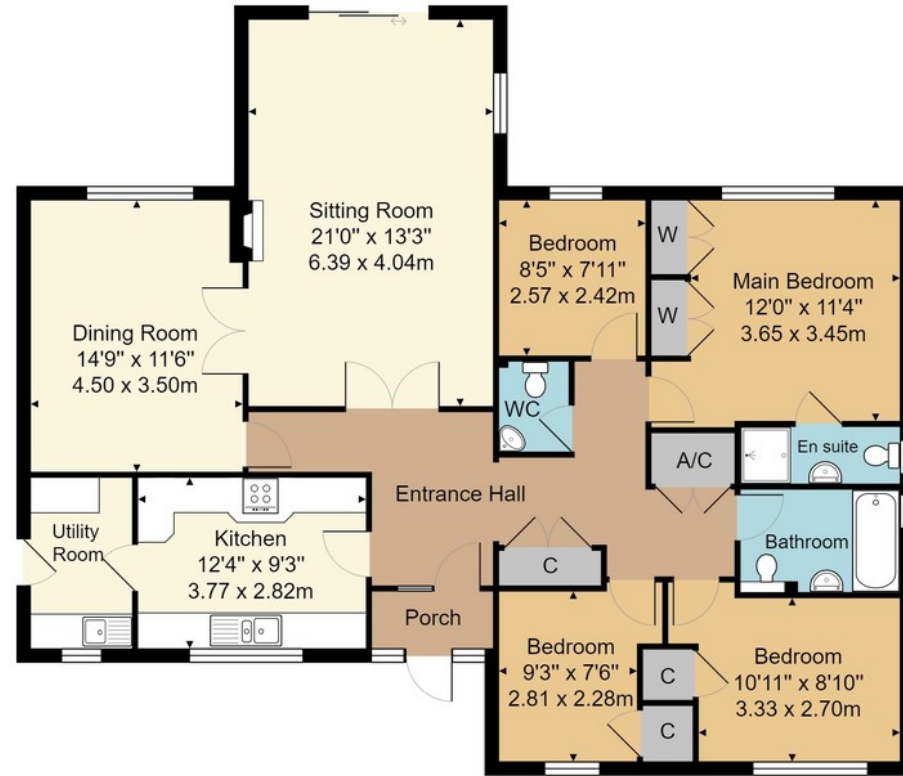
Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.



Bungalow Approx. Gross Internal Area  
1410 sq. ft / 131.0 sq. m

Garage Approx. Internal Area  
296 sq. ft / 27.5 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.

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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