



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace Cottage
- 2 Bedrooms
- 2 Reception Rooms
- Brand New Kitchen
- Front & Rear Gardens
- Energy Efficiency Rating: E

Mottins Hill, Crowborough

£300,000

woodandpilcher.co.uk

3 Mottins Hill, Crowborough, TN6 3SE

A Victorian end of terrace cottage benefiting from a good size private rear garden and set in a non estate semi rural location within walking distance to the mainline railway station and local amenities. Upon entering the property is a sitting room leading through into a dining room and a brand new fitted kitchen with access out to the rear garden. To the first floor are two bedrooms and a family bathroom.

Door opening into:

SITTING ROOM:

Original fireplace with tiled cheeks and hearth, fitted cupboard with shelving, wall mounted electric consumer unit and gas meter, light wooden flooring, radiator and window to front with fitted blind.

DINING ROOM:

Traditional fireplace with wooden mantle, wall lighting, light wooden flooring, radiator and window to rear with fitted blind.

KITCHEN:

A brand new fitted range of wall, base and drawer units with solid wood block work surfaces over, incorporating a Butler sink with swan mixer tap. Appliances include an eye level built-in oven, 4-ring gas hob with extractor fan over, integrated fridge/freezer and space for a washing machine. Radiator, laminate flooring and enjoying a double aspect with windows to side and rear and stable door leading directly out to the rear garden.

FIRST FLOOR LANDING:

Carpet as fitted and a smoke alarm.

BEDROOM:

Original wooden flooring, radiator and window to front with fitted blind.

BEDROOM:

Original wooden painted floorboards, cupboard housing hot water tank with wooden slatted shelving and wall mounted heating thermostat, loft hatch, radiator and window to rear.



FAMILY BATHROOM:

Panelled bath with Triton wall mounted shower and separate handheld shower attachment, low level wc, wash hand basin set into a unit with shelving, original wooden painted floorboards and obscured window to rear.

OUTSIDE FRONT:

Brick paved path leading to main entrance with the remainder of the garden being laid to gravel for ease of maintenance.

OUTSIDE REAR:

A good size area of lawn with outside tap, two patio areas, a hardstanding area along with a selection of mature trees and flower bed borders.

SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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 and a good range of schooling.

TENURE:

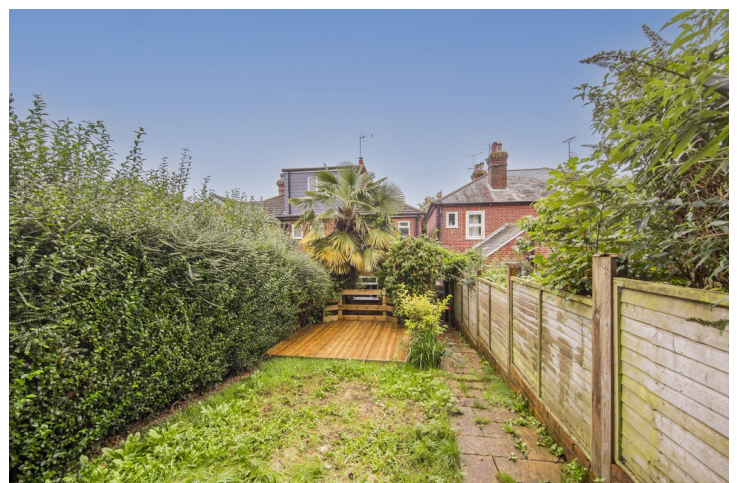
Freehold

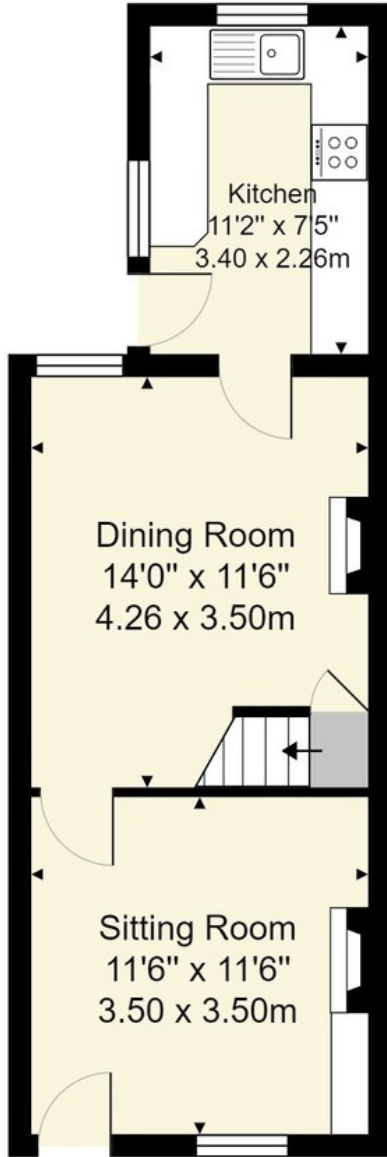
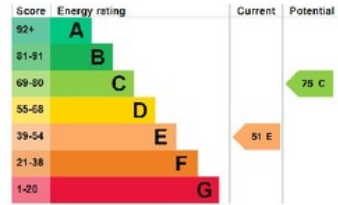
COUNCIL TAX BAND:

C

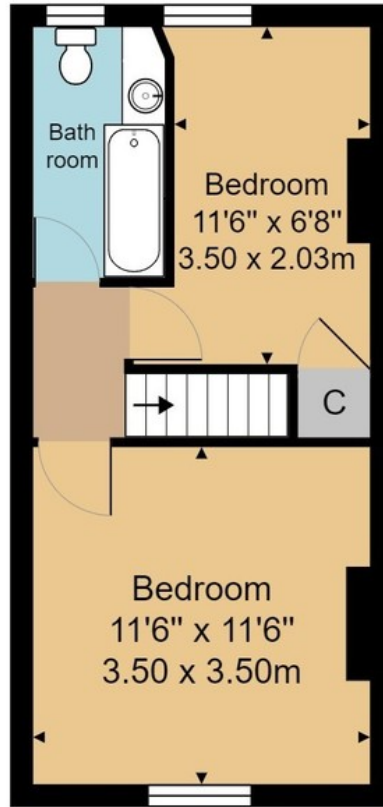
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Ground Floor



First Floor

Approx. Gross Internal Area 681 ft² ... 63.3 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

