



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End of Terrace House
- Chain Free
- 3 Bedrooms
- Front & Rear Gardens
- Off Road Parking & Garaging
- Energy Efficiency Rating: C

Sandridge, Crowborough

£415,000

woodandpilcher.co.uk

5 Sandridge, Crowborough, TN6 1JE

With the benefit of no onward chain free and situated in a pleasant cul-de-sac with good access to local amenities is this end of terrace family home. Externally to the rear is a generous garden with two patio areas and to the front is an area of garden, a driveway providing off road parking and access to a single garage and an additional single garage en bloc located to the side of the property. The well appointed accommodation offers a sitting room leading into a kitchen/dining room and a conservatory leading out to the rear garden. To the first floor are three bedrooms and a family bathroom.

uPVC front door opening into:

ENTRANCE HALL:

Radiator and laminate wood flooring.

SITTING ROOM:

Large recess with tv points, understairs cupboard, two radiators, smoke detector, fitted carpet and window to front.

KITCHEN/DINER:

Range of high and low level units with laminate worktops and inset one and half bowl sink. Appliance spaces for a freestanding electric oven and hob, washer dryer, dishwasher and fridge/freezer. Cupboard housing Worcester Bosch boiler, laminate and wood flooring, two radiators, LED lighting, door to lean-to and window to rear garden.

LEAN TO:

Of aluminium and glass construction with composite roof, carpet tile flooring and sliding glass door with direct access out to rear garden.

FIRST FLOOR LANDING:

Loft hatch and fitted carpet.

MAIN BEDROOM:

Built-in cupboard, fitted carpet, radiator and window to rear.

BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Bath with shower over and glass screen, wc, sink with monobloc mixer tap, heated towel rail, laminate wood flooring, part tiled walling and obscured window to side.

OUTSIDE FRONT:

Pathway with access to the front door with exterior lighting along with an expanse of lawn and a small area of planting. In addition is a driveway with off road parking leading to a single garage. A further single garage en bloc is located to the side of the property with power and light.

OUTSIDE REAR:

Offering a good deal of seclusion the garden benefits from two patio areas and a generous area of lawn surrounded by a selection of mature shrubs, bushes and an established Acer.



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 schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

AGENTS NOTE:

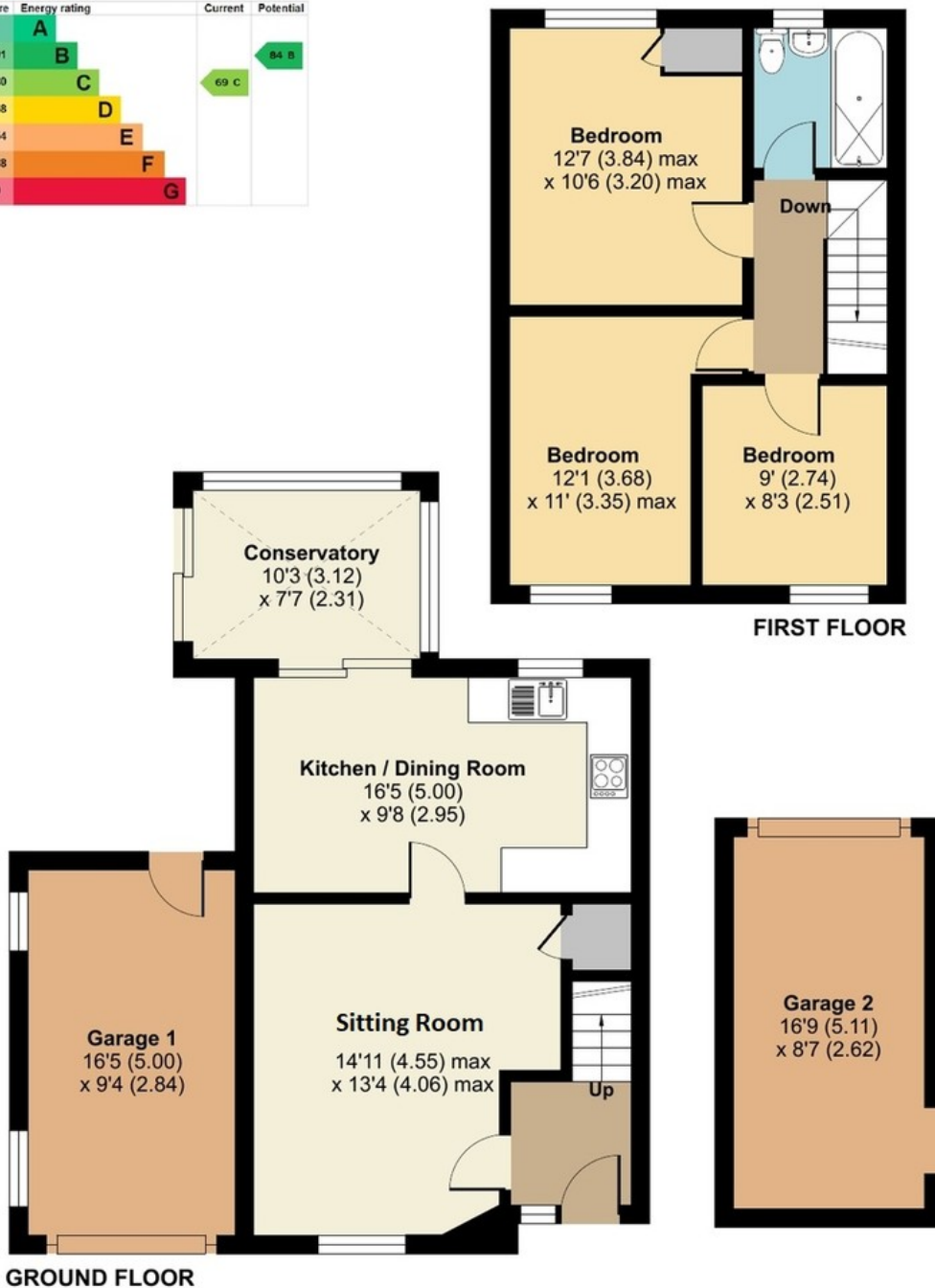
Planning Permission has now lapsed for a new 3 bedroom dwelling. Our vendor has now re-applied and is awaiting decision.



Approximate Area = 929 sq ft / 86.3 sq m
 Garages = 297 sq ft / 27.5 sq m
 Total = 1226 sq ft / 113.8 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wood & Pilcher. REF: 1051258

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