



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Maisonette
- 2 Bedrooms
- Newly Renovated Kitchen
- Sitting Room
- Front & Rear Gardens
- Energy Efficiency Rating: D

Hornshurst Road, Rotherfield

£275,000

woodandpilcher.co.uk



46a Hornhurst Road, Rotherfield, Crowborough, TN6 3ND

A fabulous opportunity to purchase a maisonette set over three floors and set in a super location with beautiful rural views. Upon entering the property is an area for coats storage with stairs rising to the first floor landing which currently used as a dining area. In addition is a good size sitting room with original fireplace and stairs to the second floor, a recently installed modern kitchen along with a bedroom and family bathroom. To the second floor is the main part vaulted bedroom with fitted wardrobes. Externally, advantages include an outside office located in the front garden and a private rear garden.

Double glazed door opens into:

ENTRANCE HALL:

Coats hanging area, wood effect laminate flooring, radiator and stairs with a double glazed window rises to:

FIRST FLOOR LANDING:

Currently used as a dining area featuring a bespoke seating area, areas of floating shelving, tiled flooring, radiator, double glazed window to side and archway leading into:

KITCHEN:

Recently updated and comprising a range of high and low level units with under unit lighting, wood effect laminate roll top work surface and a one and half bowl sink with a mixer tap. Appliances include an integrated Zanussi fan assisted oven, Samsung induction hob with extractor fan above, integrated Hotpoint washing machine and space for a fridge/freezer. Unit housing wall mounted Baxi boiler, tiled flooring, double glazed window to rear enjoying far reaching views towards the Millennium Green.



SITTING ROOM:

A spacious room with original fireplace with brick hearth, built in areas of floating shelving, wooden laminate flooring, radiator, stairs to second floor and a double glazed window to front.

BEDROOM:

Wardrobes with hanging rail and shelving and further cupboard housing the hot water tank with wooden slatted shelving, further areas of floating shelving, wooden laminate flooring, radiator and double glazed window to rear with treetop views.

FAMILY BATHROOM:

Panelled bath with Mira shower over and glass screen, wc, wash hand basin, heated towel rail, tiled flooring, double glazed window to side with fitted blind. attractive 1960s glass brick walling and wooden bifold door.

SECOND FLOOR LANDING:

Two doors accessing eaves storage, fitted carpet, double glazed window to front and door into:

MAIN BEDROOM:

A part-vaulted room with two fitted wardrobes providing hanging rail and shelving and access to eaves storage, fitted carpet, radiator and a double glazed window to front.

OUTSIDE FRONT:

A picket gate opens to a shared pathway and an area of garden which is mainly laid to lawn with areas of established planting and enclosed by hedge boundaries. There is an outside office which is fully insulated with electrics and lighting, fitted carpet and a double glazed window to front with fitted blind.

OUTSIDE REAR:

Principally laid to lawn and benefiting from a paved patio along with an array of flower bed borders and planting. To the rear of the garden is a wooden garden shed and a good size store room. (The garden is private, however, at this point is currently open to the neighbouring garden).

SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby.

TENURE:

Leasehold

Lease - 125 years from 13th October 2003

Service Charge - currently £8.66 per annum

Ground Rent - currently £10.00 per annum

Buildings Insurance - currently £76.80 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

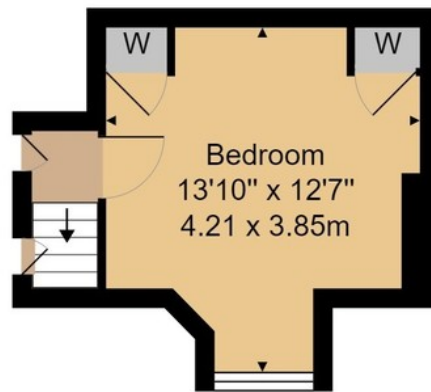
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VIEWING:

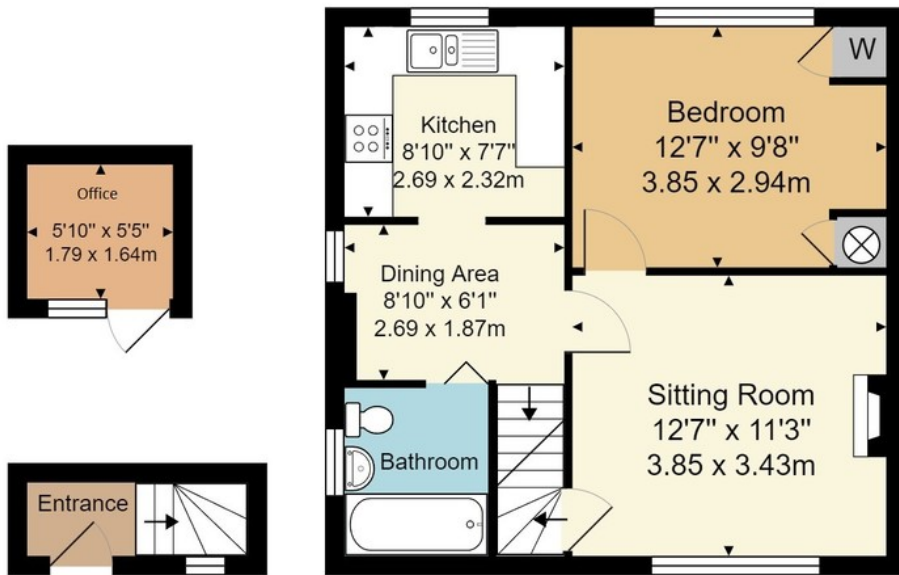
By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor

First Floor

Approx. Gross Internal Area 654 ft² ... 60.8 m²
(excluding outhouse)

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.

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