



BURNEY COTTAGE NORTH, FIELDEN LANE
CROWBOROUGH - GUIDE PRICE £500,000



Burney Cottage North

Fielden Lane,
Crowborough, TN6 1TL

**Entrance Porch - Sitting Room - Dining Room - WC
Kitchen - Three Bedrooms - Family Bathroom - Off Road
Parking - Single Garage - Front & Rear Gardens**

Burney Cottage North is a late Victorian semi-detached family home being sold with no onward chain and set in an enviable location within the "Warren Area" of Crowborough. In brief the property consists of an entrance porch, light and bright sitting room with wood burning stove, a dining room, kitchen and downstairs wc. To the first floor are three bedrooms and a family bathroom. Externally is the benefit of a single garage, off road parking and a pleasant westerly facing rear garden principally laid to lawn along with a large patio adjacent to the property. Very rarely do properties of this size and style come onto the market in the favoured Fielden Lane area of The Warren.

Glass panelled uPVC door opening into:

ENTRANCE PORCH:

Coir entrance matting, cupboard with shelving and uPVC door opening into:

SITTING ROOM:

Feature fireplace with brick surround, inset wood burning stove and quarry tiled hearth, under stairs cupboard, fitted carpet, two radiators, large double glazed window to front and uPVC double glazed French doors opening to rear patio and garden beyond.

DINING ROOM:

Feature fireplace incorporating an iron basket with quarry tiled mantel and brick surround, fitted carpet, radiator and a double glazed window overlooking the rear garden.



WC:

Low level dual flush wc, wall mounted vanity wash hand basin, wall mounted gas boiler, space for washing machine, fitted carpet and obscured double glazed window to side.

KITCHEN:

Range of wall and base units with worktops and tiled splashbacks over and a one and a half bowl stainless steel sink with swan mixer tap. Inset range cooker with extractor fan, inset dishwasher, two larder cupboards, spot lighting, vinyl flooring and a double glazed window to front.

FIRST FLOOR LANDING:

Storage cupboard, loft access with dropdown ladder, fitted carpet and doors to:

BEDROOM:

Double wardrobe with hanging rail and storage above, concertina door to storage cupboard with hanging rail, fitted carpet, radiator and double glazed window to rear overlooking the garden.

BEDROOM:

Radiator, fitted carpet and double glazed window to front.

BEDROOM:

Radiator, fitted carpet and double glazed window to rear.

FAMILY BATHROOM:

Corner bath with side taps and shower attachment, tiled shower cubicle with integrated shower, dual flush low level wc, pedestal wash hand basin with waterfall tap, inset spot lighting, vinyl flooring and obscured double glazed window to side.

OUTSIDE FRONT:

Principally laid to lawn with a small rockery area and a tarmac drive provides off road parking that leads to a single garage.

OUTSIDE REAR:

A westerly facing rear garden to include a large Indian sandstone patio area with the remainder of the garden being predominately laid to lawn with various areas of established planting.



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:

E

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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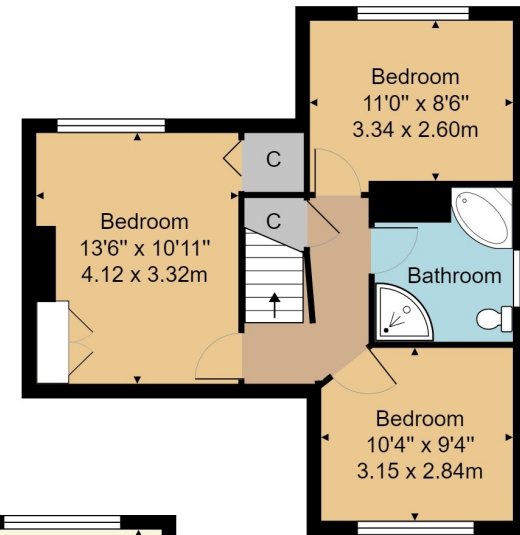
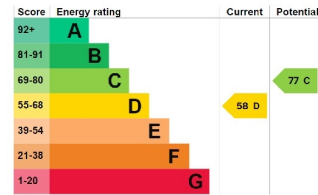
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

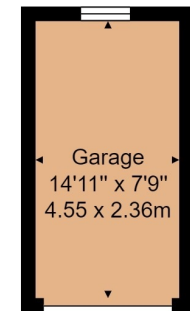
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First Floor



Ground Floor



House Approx. Gross Internal Area
1124 sq. ft / 104.4 sq. m

Garage Approx. Internal Area
116 sq. ft / 10.7 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.