



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Family House
- 3 Bedrooms
- Chain Free
- Generous Rear Garden
- Integral Garage & Parking
- Energy Efficiency Rating: D

Millbrook Road, Crowborough

Offers Over: £450,000

woodandpilcher.co.uk

6 Millbrook Road, Crowborough, East Sussex, TN6 2RT

A detached family home which is new to the market for the first time in over fifty years and set within walking distance to the town centre and local schools. An open porch opens into a welcoming entrance hall and access to the integral garage. Steps lead down to a bright and airy sitting/dining room with a traditional style fireplace currently with a gas fire insert (not used), a kitchen and a cloakroom. Upstairs are three generous bedrooms and a family bathroom. Externally is a good size rear garden along with off road parking to the front. This home is being sold with no onward chain and provides a perfect opportunity for a new family to modernise and refresh.

OPEN PORCH:

Exterior lighting and obscured double glazed door opening into:

ENTRANCE HALL:

A part vaulted hall with door to integral garage, carpet as fitted, radiator and a double glazed window to side.

LOWER LEVEL:

An inner hallway with smoke alarm, radiator, fitted carpet, good size under stairs cupboard with shelving and obscured French doors opening into:

SITTING/DINING ROOM:

A light filled room featuring a brick built fireplace with wooden mantle, stone hearth and gas fire insert (not used), space for dining furniture, fitted carpet, three radiators and three separate double glazed windows overlooking the rear garden.

CLOAKROOM:

Low level wc, wash hand basin with mixer tap, wall mounted chrome heated towel rail, tiled flooring, fully tiled walling and obscured window to side.

KITCHEN:

Of a traditional style with a range of high and low level units with under unit lighting and roll top work surface. Appliances include a fan assisted oven with 4-ring electric hob and extractor above and separate spaces for a low level fridge, washing machine and dishwasher. Circular stainless steel sink with drainer and mixer tap, tiled flooring, part tiled walling, recessed spotlights, wall mounted unit housing recently installed Vaillant boiler, double glazed window to rear overlooking the garden and a double glazed door to side access.

FIRST FLOOR LANDING:

Airing cupboard housing hot water tank with slatted shelving, smoke alarm, hatch to part boarded loft, fitted carpet and double glazed window to front.

MAIN BEDROOM:

A dual aspect room with a large double glazed window overlooking the rear garden, double fitted wardrobe, fitted carpet, radiator and a further double glazed window to front.

BEDROOM:

Areas of floating shelving, fitted carpet, radiator and double glazed window overlooking the rear garden.



BEDROOM:

Fitted wardrobe with cupboards above, areas of floating shelving and bespoke office desk, fitted carpet, radiator and a double glazed window overlooking the rear garden.

FAMILY BATHROOM:

Panelled bath with Aqualisa shower and separate handheld attachment, low level wc, pedestal wash hand basin with mixer tap, mirror and light above, wall mounted glass fronted bathroom cabinet, chrome heated towel rail, wall mounted electric heater (not tested), fully tiled walling, tiled flooring, extractor fan and two obscured windows to side.

INTEGRAL GARAGE:

Vaulted ceiling with storage area, concrete flooring, space for tumble dryer and freezer, wall mounted electric consumer unit and wall mounted gas/electric meters, areas of shelving and electric striplighting.

OUTSIDE FRONT:

Brick paved driveway provides off road parking for a vehicle and direct access to the garage. The remainder of the garden is principally laid to lawn with flower bed borders and established planting. Wooden gate provides side access.

OUTSIDE REAR:

To the rear of the property is a private area of garden with a brick paved patio and predominately laid to lawn with a beautiful cherry tree, mature rose bushes, an array of planting and wooden shed. To the side of the property is an under-house storage area, shed, greenhouse and an array of raised flower bed borders and 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



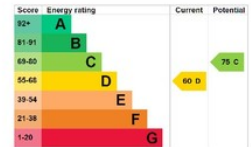


Ground Floor



First Floor

House Approx. Gross Internal Area 935 sq. ft / 86.8 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1084 sq. ft / 100.7 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.

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Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
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 Associate London Office 02070 791568

