

HILLCOTT, CROWBOROUGH HILL
CROWBOROUGH - £550,000



Hillcott

Crowborough Hill
Crowborough, TN6 2HL

**Entrance Hall - Sitting Room - Kitchen/Diner - Utility Room
Shower Room - Main Bedroom With En Suite Shower
Room - Four Further Bedrooms - Family Bathroom
Garage - Off Road Parking - Rear Garden**

A detached family home offering versatile accommodation and situated in a great location for access to the town centre and mainline railway station. Externally advantages include off road parking, a garage and a low maintenance and private rear garden with direct access to the adjoining country park. To the ground floor is a good size sitting room, a large kitchen/diner, a utility room, two ground floor bedrooms and a downstairs shower room. To the first floor is the main bedroom with en suite facilities, two further bedrooms and a family bathroom. This property would now benefit from some updating and now provides the opportunity for a new family to modernise and refresh.

Composite door opens into:

ENTRANCE HALLWAY:

Wood effect laminate flooring, radiator, smoke alarm, Alpha heating thermostat, large under stairs cupboard housing the electric consumer unit with areas of shelving and further door with access out to the garage.

SITTING ROOM:

Fitted carpet, radiator, recessed spot lights and enjoying a double aspect with windows to front and side.

KITCHEN/DINER:

A traditional range of high and low level units incorporating black granite effect roll top work surfaces. Appliances include a fan assisted large double oven with 5-ring gas hob and extractor fan above, low level fridge, dishwasher and space for a small freezer. Black tiled flooring, wall lighting, recessed spot lighting, double glazed window to rear along with double glazed French doors opening out to the rear patio and garden beyond.

UTILITY ROOM:

Range of high and low level units with brown granite effect roll top work surfaces, sink with swan mixer tap and space for a washing machine and tumble dryer, continuation of black tiled flooring, recessed spot lighting and double glazed window to rear.



SHOWER ROOM:

Tiled shower cubicle with glass sliding door, low level wc, pedestal wash hand basin, tiled flooring, part tiled walling, recessed spot lighting, extractor fan and obscured window to side.

BEDROOM:

Fitted carpet, radiator and window to side.

BEDROOM:

Fitted carpet, radiator and dual aspect with windows to front and side.

FIRST FLOOR LANDING:

Recessed spot lighting, fitted carpet, loft hatch, smoke alarm and a Velux window.

BEDROOM:

A good size bright and airy room with fitted carpet, radiator, recessed spot lighting, window overlooking the rear garden and door into:

EN SUITE SHOWER ROOM:

Corner shower cubicle, low level wc, pedestal wash hand basin with tiled splashback and glass mirror above, wood effect laminate flooring, chrome heated towel rail, recessed spot lighting, extractor fan and a velux window.

BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Fitted carpet, radiator, velux window and further window to front.

FAMILY BATHROOM:

Roll top freestanding Victorian style bath with Westminster mixer taps and handheld shower attachment, low level wc, traditional style sink with mixer taps and shelf with mirror above, tiled flooring, part tiled walling, recessed spot lighting, extractor fan and two velux windows.

OUTSIDE FRONT:

Part gravel/part brick paved driveway with exterior lighting and access to a garage with concrete flooring, electric strip lighting and both a window and door to rear. The driveway is bound in part by an attractive low level brick wall with wrought iron railings and a gate providing access to the rear garden.

OUTSIDE REAR:

A large limestone paved patio leads to an expanse of lawn with a selection of established planting. The garden is fence bound and enjoys direct access to the adjoining country park providing woodland walks.



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:

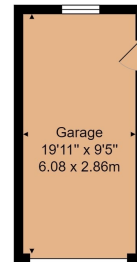
Freehold

COUNCIL TAX BAND:

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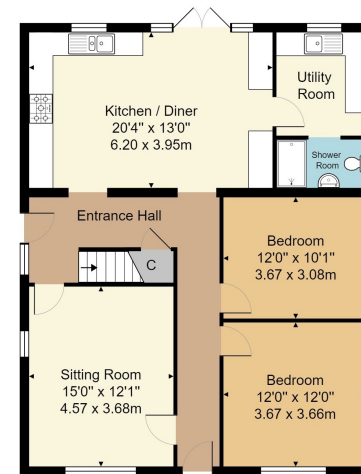
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

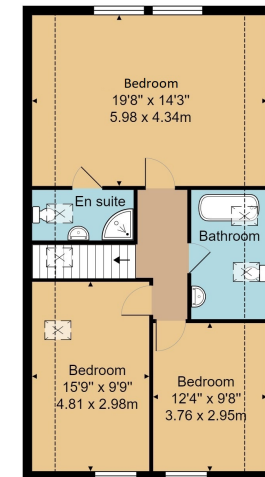


House Approx. Gross Internal Area
1769 sq. ft / 164.4 sq. m

Garage Approx. Internal Area
187 sq. ft / 17.4 sq. m



Ground Floor



First Floor

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.

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.



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk

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

www.woodandpilcher.co.uk