

4 FAIRVIEW COTTAGES
CROWBOROUGH GUIDE PRICE: £485,000 - £500,000

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4 Fairview Cottages

Fairview Lane,
Crowborough, TN6 1BT

**Entrance Hall - Sitting Room - Kitchen/Diner/Family Room
Downstairs Cloakroom - Integral Garage - Three Bedrooms
Family Bathroom - Off Road Parking Space - Rear Garden**

Arranged over three floors and offered to the market chain free is this very well presented Edwardian semi-detached home set down a private lane and enjoying the benefit of a pleasant, private rear garden, integral garage and an off road parking space. The accommodation includes a sitting room with feature fireplace, an open plan kitchen/diner/family room with direct access out to the rear garden and a downstairs cloakroom. The first floor has two bedrooms and a family bathroom with a third bedroom located on the second floor enjoying beautiful far reaching views. This well presented home is extremely bright and airy throughout.

Composite front door opening into:

ENTRANCE HALL:

Oak flooring, radiator and under stairs hanging for coats.

SITTING ROOM:

Feature fireplace with brick hearth incorporating a log burner, fitted carpet, radiator and large double glazed window to front.

KITCHEN/DINER/FAMILY ROOM:

Range of oak effect wall and base units with granite worktops over with single sink and monobloc mixer tap. Appliances include a 7-ring range cooker with full width extractor above and separate spaces for a freestanding dishwasher, fridge/freezer and washing machine. Space for dining furniture and sofa seating, oak and tiled flooring, extensive ceiling spot lighting, large vertical radiator, double glazed window to side, further double glazed window overlooking rear garden and French doors opening directly out to the rear garden.



CLOAKROOM:

WC, sink, towel radiator and double glazed window to rear.

INTEGRAL GARAGE:

Accessed via an up/over electric door and comprising a utility area with space for a fridge and tumble dryer, power and lighting and door to rear garden.

FIRST FLOOR LANDING:

Fitted carpet, double glazed window to front and stairs to second floor.

MAIN BEDROOM:

Cast iron fireplace (not in use), corner cupboard housing Megaflow system, mirrored wardrobe, fitted carpet, radiator and double glazed bay window to front.

BEDROOM:

Black cast iron fireplace (not in use), fitted carpet, radiator and double glazed window to rear overlooking the garden.

FAMILY BATHROOM:

Ceramic bath with shower over and glass screen, wc, pedestal sink, full height towel rail, laminate flooring, fully tiled walling and double glazed window to rear.

SECOND FLOOR LANDING:**BEDROOM:**

Central pillar with eaves storage areas, fitted carpet and four Velux windows with integrated blinds along with stunning views to rear.

OUTSIDE FRONT:

Off road parking space and access to garage.

OUTSIDE REAR:

Providing a good deal of privacy the garden benefits from a large Indian sandstone patio adjacent to the property suitable for outside entertaining with the remainder of the garden featuring various areas of lawn, additional Indian sandstone patio, an extensive selection of established planting to include a magnolia tree, a vegetable patch and garden shed.



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 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:

D

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.

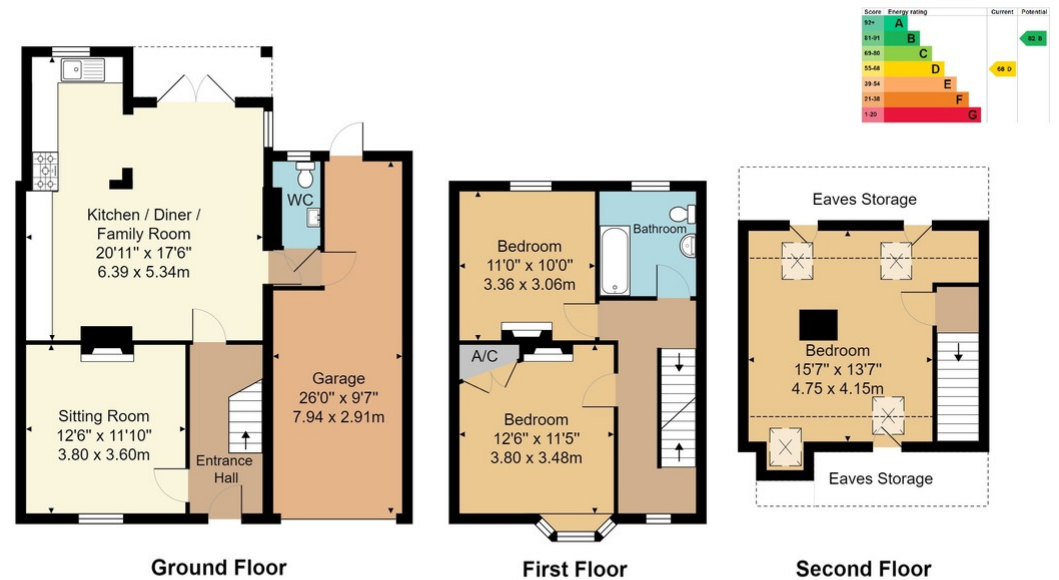


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Ground Floor

First Floor

Second Floor

House Approx. Gross Internal Area 1282 sq. ft / 119.1 sq. m
Approx. Gross Internal Area (Incl. Garage) 1512 sq. ft / 140.5 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.