



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Family Home
- 3 Bedrooms
- Sitting/Dining Room
- Garage & Off Road Parking
- South Facing Rear Garden
- Energy Efficiency Rating: D

Fermor Way, Crowborough

GUIDE PRICE: £425,000 - £475,000

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43 Fermor Way, Crowborough, East Sussex, TN6 3BE

A well presented detached family home with the benefit of a good size garage, off road parking and a pretty, low maintenance south facing rear garden. On entry to the property is a welcoming hallway with access into a dual aspect sitting/dining room providing family space centred around a recently installed wood burning stove, plenty of room for dining furniture and direct access to the rear garden. The contemporary kitchen provides a good range of units/storage and a door with side access. To the first floor are three sizeable bedrooms along with a family bathroom. This house has a lovely, homely feel and should be viewed without delay.

OPEN PORCH:

Quarry tiled flooring and double glazed door opening into:

ENTRANCE HALL:

Coats hanging area, recently fitted wood effect laminate flooring, radiator and smoke alarm.

SITTING/DINING ROOM:

A dual aspect bright and airy room comprising:

Sitting Area:

Attractive recently installed limestone mantel, wood burning stove and black granite hearth, wood effect laminate flooring, radiator and double glazed window to front.

Dining Area, continuation of wood effect laminate flooring, radiator, plenty of space for dining furniture and double glazed sliding door opening to the rear patio and garden beyond.

KITCHEN:

Range of high and low level units with grey granite effect roll top work surfaces incorporating a one and half bowl sink with swan mixer tap. Fan assisted oven with grill, 4-ring gas hob and separate spaces for a dishwasher, washing machine, tumble dryer and tall fridge/freezer. Cupboard housing Baxi boiler with wooden slatted shelving, additional built-in cupboard with shelving storage, part tiled walling, wood effect laminate flooring, electric strip lighting, double glazed window overlooking rear garden and double glazed door to side access.

FIRST FLOOR LANDING:

Hatch with fitted ladder to part boarded loft, airing cupboard housing hot water tank with wooden slatted shelving, smoke alarm, recently laid carpet and double glazed window to side.

BEDROOM:

A good size room with two built-in wardrobes providing hanging rail and shelving, fitted carpet, radiator and double glazed window to front.

BEDROOM:

Recently installed mirror fronted Hammonds wardrobe with hanging rail and shelving, fitted carpet, radiator and double glazed window to rear.

BEDROOM:

Fitted carpet, radiator and double glazed window to front with fitted blind.



FAMILY BATHROOM:

L-shaped panelled bath with rainfall showerhead and handheld shower attachment, low level wc, sink with mixer tap set into a vanity unit with ample shelving and cupboards, wall mounted chrome heated towel rail, tiled flooring, fully tiled walling and dual aspect with obscured windows to side and rear.

OUTSIDE FRONT:

Concrete driveway with off road parking for two vehicles leads to a garage accessed via an up/over door comprising concrete flooring, wall mounted gas/electric meters along with a electric consumer unit. The remainder of the garden is principally laid to lawn with some established planting.

Wrought iron gate to side with large storage cupboard and access to rear garden.

OUTSIDE REAR:

Enjoying a southerly aspect the garden benefits from a generous patio with ample space for garden furniture, bespoke wooden open log store, storage unit and outside tap. Steps with wooden gate opens to a good size expanse of lawn with various flower bed borders and planting, a wooden shed and vegetable patch.

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:

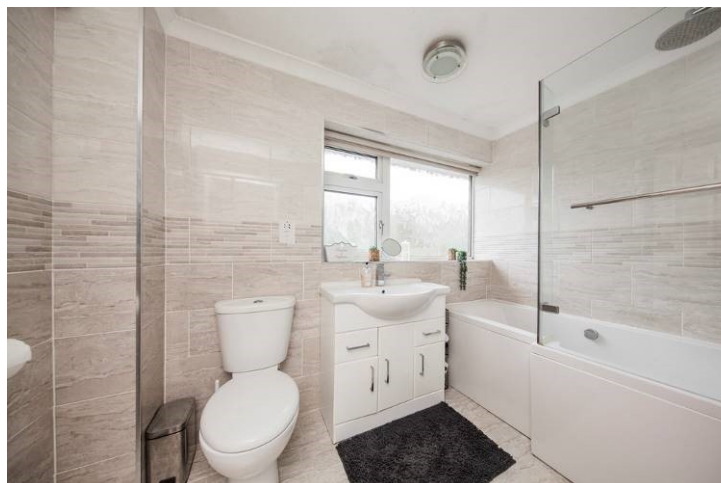
Freehold

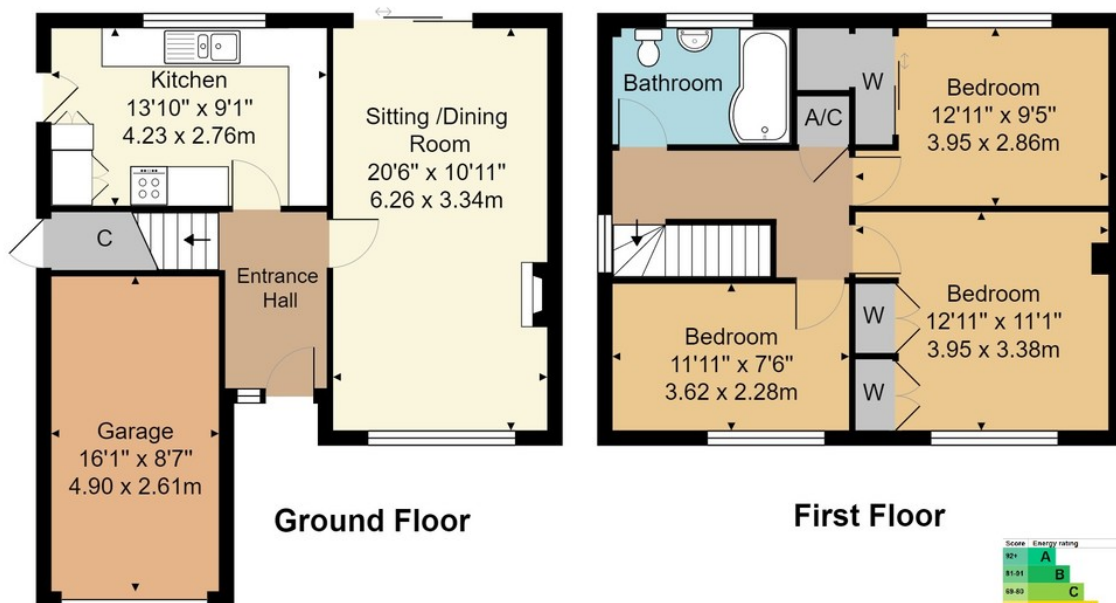
COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Ground Floor

First Floor

House Approx. Gross Internal Area 958 sq. ft / 89.0 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1100 sq. ft / 102.2 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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