



CROHAM ROAD
CROWBOROUGH - £535,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

1 Croham Road

Crowborough, TN6 2RH

Entrance Hall - Sitting/Dining Room - Kitchen - Four Bedrooms - Family Bathroom - WC - Attractive Rear Garden - Off Road Parking

Built in 1895 and situated in the centre of town is this beautifully presented and recently modernised Victorian semi-detached family home set over three floors. Characteristically for houses of this period, it is light and spacious with a welcoming entrance hall, an open plan sitting/dining room with a multi-fuel burner, large bay window to front, good amount of storage and plenty of room for dining furniture. The refurbished kitchen benefits from many of the usual appliances along with direct access out to a rear patio and garden beyond. To the first floor is a new bathroom with freestanding bath and corner shower cubicle plus a separate WC. Steps rise leading to the large main bedroom and another double room, both enjoying traditional fireplaces. To the top floor is a further large bedroom with extensive built-in wardrobes and a further bedroom/office. Externally to the rear is a pleasant landscaped and sunny garden with a patio area and two good size sheds. To the front of the property is an area for off road parking. Our vendor has modernised all of the interior of this house to an exceptional standard, carried out a re-wire, created a good amount of storage and has kept many original and traditional features. A glance at the attached photos and floorplan will give a good indication as to the style and layout of this much loved property.

OPEN PORCH:

Attractive Victorian style quarry flooring and doorway opens into:

ENTRANCE HALL:

Traditional style tiled flooring, coats hanging and shoe storage area, high level wall mounted cupboard housing electric consumer unit, radiator and door with attractive modern stained glass window feature opens into:

DINING ROOM:

A lovely large room with oak flooring, traditional style radiator, under stairs cupboard with shelving, double glazed window with fitted plantation blind with aspect over patio and square opening into:

SITTING ROOM:

Multi-fuel burner with white mantel, white surround and black hearth with recently fitted built-in traditional style cupboards/floating shelving with dimmable LED under lighting either side, oak flooring, tall traditional style radiator and bay window to front with fitted plantation blinds.



KITCHEN:

Recently modernised and reconfigured the shaker style kitchen consists of a range of high and low level units with LED under unit lighting, beautiful light grey granite worktops and a double Butler sink with gold swan neck mixer tap. Integrated appliances include a fan assisted oven with 4-ring induction hob and extractor fan above, washing machine, dishwasher, tumble dryer and space for a large American style fridge/freezer. In addition is a small breakfast area with traditional tiled fireplace and wooden mantel, recessed LED spotlighting, natural stone flooring, double glazed window to side with fitted blind and recently installed double glazed French doors open out to the patio and garden beyond.

FIRST FLOOR LANDING:**BEDROOM:**

A beautiful light and airy large double room featuring a traditional style fireplace with black hearth and painted white, two fitted wardrobes with hanging rail, painted wooden floorboards, traditional style radiator, two windows to front with fitted plantation blinds.

BEDROOM:

Traditional style fireplace with black hearth and painted white mantel, painted wooden floorboards, radiator and double glazed window to rear with fitted blind.

FAMILY BATHROOM:

Attractive freestanding bath with mixer tap and separate handheld shower attachment, corner cubicle with rainfall showerhead and separate shower attachment, sink with mixer tap set in a vanity unit with brown granite top, low level wc, tile effect vinyl flooring, part tiled walling, recessed spotlighting, extractor fan, two wall mounted heated towel rails and obscured window to rear with fitted blind.

WC:

Low level wc, corner sink with mixer tap set into a vanity unit, fitted corner wooden cupboard incorporating a radiator and shelving, radiator, tile effect vinyl flooring, recessed spotlighting and double glazed obscured window to the side with fitted blind.

SECOND FLOOR LANDING:**BEDROOM:**

A generous size room to include triple built-in wardrobes with hanging rails and shelving, two eaves cupboards, large hatch and ladder with access to a fully boarded loft, feature brick wall, wood effect laminate flooring, two Velux windows and double glazed window to side with fitted blind.

BEDROOM/OFFICE:

Eaves storage, floating shelving, cupboard housing wall mounted combi boiler, painted wooden flooring, radiator with cover, two velux windows and double glazed window to rear with fitted blind.



OUTSIDE FRONT:

Area for off road parking and wooden gate provides access to the rear garden.

OUTSIDE REAR:

A most attractive garden enjoying a paved patio with a pergola above adjacent to the property. The remainder of the garden is principally laid to lawn surrounded by flower bed borders and areas of established planting. In addition are two wooden sheds, a wooden log store and bespoke storage cupboard housing gas meter with an area of shelving.

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:

C

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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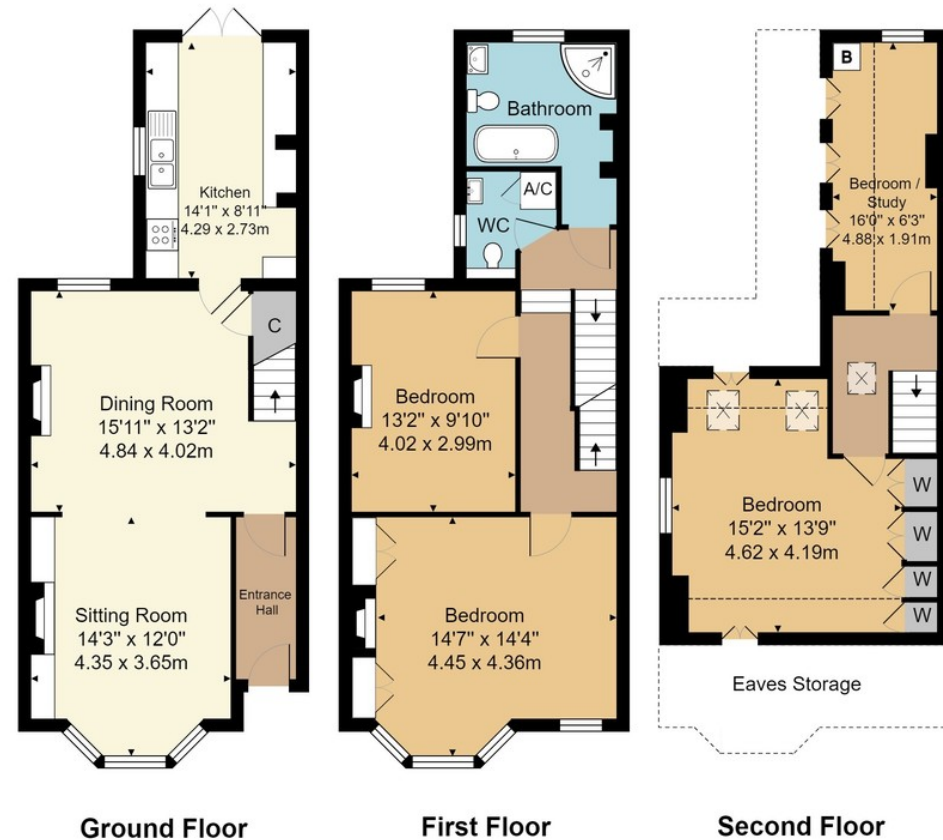
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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www.woodandpilcher.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1462 ft² ... 135.8 m²

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.