



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Bungalow
- 3 Bedrooms
- Refurbished Kitchen
- Lovely Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: D

Brooklands Avenue, Crowborough

£395,000

woodandpilcher.co.uk

26 Brooklands Avenue, Crowborough, TN6 3BP

A beautifully presented semi-detached bungalow recently modernised to a high standard. In brief the accommodation comprises a welcoming and good size entrance hall, a bright and airy sitting/dining room with feature fireplace and a recently installed contemporary kitchen. There are three bedrooms, one with newly fitted wardrobes and a family shower room. Externally to the front of the property is an area for off road parking and access to a garage, and a lovely private rear garden with newly laid Indian sandstone patios.

ENCLOSED PORCH:

Coats hanging area, wood effect laminate flooring and door into:

ENTRANCE HALL:

Storage cupboard housing Vaillant combi boiler, further cupboard housing electric consumer unit, meters and area of shelving, hatch with ladder to loft, fitted carpet and radiator.

SITTING/DINING ROOM:

Feature fireplace with wooden mantel and dark grey hearth, space for small dining room table, fitted carpet, two radiators and large picture window overlooking the front garden.

KITCHEN:

Recently installed contemporary high gloss kitchen to include a range of high and low level units with under unit lighting, granite effect roll top work surfaces, splashbacks and a stainless steel sink with swan mixer tap. Appliances include a fan assisted oven with 4-ring induction hob and extractor fan above and an integrated dishwasher. Spaces for a low level fridge, freezer and washing machine. Wood effect laminate flooring, recessed LED spotlights, radiator, double glazed window with fitted blind and double glazed door opening to the rear patio and garden beyond.

BEDROOM:

Recently installed wall to wall fitted wardrobes providing plenty of hanging space, original wooden flooring, radiator and double glazed window to front with fitted blind.

BEDROOM:

Original wooden floorboards, radiator and double glazed window to side with fitted blind.

BEDROOM:

Currently used as a dining area and office, painted wooden flooring, radiator and double glazed window with fitted blind overlooking rear garden.

FAMILY SHOWER ROOM:

Corner shower cubicle with Aqualisa shower, low level wc, wash hand basin with mixer tap set into a vanity unit with shelving, wall mounted chrome heated towel rail, grey vinyl flooring, fully tiled walling, extractor fan and obscured window to rear with fitted blind.

OUTSIDE FRONT:

Principally laid to lawn with areas of raised flower bed borders, concrete driveway providing off road parking and access to the garage accessed via up/over door comprising concrete flooring, electrics, electric consumer unit and door to rear garden.



OUTSIDE REAR:

Offering a good deal of privacy the garden is predominately laid to lawn with raised sleeper style flower bed borders together with areas of mature planting. In addition are two recently laid Indian sandstone patios situated over two levels and surrounded by brick flower bed borders.

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.

COUNCIL TAX BAND:

C

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666



Energy Efficiency Rating		Current	Potential
<small>020 energy efficient - lower energy costs</small> A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
<small>020 energy efficient - higher energy costs</small>			
		65	87
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 73.5 m² ... 791 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any 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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