



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached House
- 3 Bedrooms
- Kitchen/Dining/Family Room
- Attractive Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: C

**Mill Crescent, Crowborough**

**£475,000**

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**Quinton, Mill Crescent, Crowborough, TN6 2QU**

A wonderful opportunity to purchase a well presented family home which has been extended by the current vendors and ideally located close to Crowborough Town Centre. On entry to the property is a lovely sitting room enjoying a bay window with seating and a feature oak fireplace. To the rear of the property is a fabulous open plan, light filled kitchen/dining/family room with shaker style kitchen and well designed for entertaining enjoying direct access out to a large patio and garden beyond. Completing the ground floor accommodation is a useful utility room, cloakroom and access to the integral garage which provides the opportunity for conversion subject to the usual planning consents. To the first floor are two double bedrooms, a single bedroom and family bathroom. Externally to the front of the property is a recently updated driveway providing off road parking for numerous vehicles and to the rear our vendors have recently added an Indian sandstone patio to compliment the level and sunny rear garden.

**OPEN PORCH:**

Grey composite front door opening into:

**ENTRANCE HALL:**

Oak engineered flooring, coats hanging area, radiator, smoke alarm and understairs cupboard housing electric consumer unit and meter.

**SITTING ROOM:**

Bespoke handmade solid fireplace incorporating an electric fire with oak mantel, oak engineered flooring, area of floating shelving, radiator and bay window to front with fitted blinds and built-in window seat with storage.

**KITCHEN/DINING ROOM/FAMILY ROOM:**

An extended room offering a great deal of light and comprising a range of high and low level units with under unit feature lighting, wood effect roll top work surfaces, shaker style tiled splashbacks and a Butler sink with modern mixer





tap. Integrated appliances include a fan assisted oven with 4-ring gas hob, extractor fan, a dishwasher and space for a fridge/freezer. Plenty of room for dining furniture and sofa seating, area of floating shelving, oak engineered flooring, recessed LED spot lighting, smoke alarm, tall, radiator and traditional style radiator, Velux window, double glazed window overlooking the rear garden with fitted blind and French doors opening directly out to the patio and garden beyond.

**UTILITY ROOM:**

High and low level fitted units, stainless steel sink with modern mixer tap, tiled splashback and space for a washing machine and tumble dryer. Tiled flooring, radiator, extractor fan, double glazed window overlooking the rear garden and double glazed door with side access.

**CLOAKROOM:**

Low level wc, cupboard housing gas meter and obscured window to the rear.

**INTEGRAL GARAGE:**

Wall mounted Vaillant combi boiler, non slip flooring, electric strip lighting and window to side.

**FIRST FLOOR LANDING:**

Cupboard with wooden slatted shelving and wall mounted radiator, hatch with ladder to loft, fitted carpet and a smoke alarm.

**BEDROOM:**

Fitted carpet, radiator and window overlooking the rear garden.

**BEDROOM:**

Fitted carpet, radiator and window to front.

**BEDROOM:**

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

**FAMILY BATHROOM:**

Panelled bath with wall mounted shower and separate shower attachment, low level wc, sink set into a vanity unit with shelving and glass fronted cabinet above, chrome heated towel rail, grey tile effect flooring, fully tiled walling and obscured window to rear.

**OUTSIDE FRONT:**

Brick paved driveway with off road parking and double doors with access to the garage, flower bed borders and a selection of mature planting.

**OUTSIDE REAR:**

The private garden is principally laid to lawn for easy maintenance and benefits from a recently laid Indian sandstone patio adjacent to the property. The remainder of the garden incorporates two garden sheds (one with power) stone enclosed white magnolia tree and a selection of established trees and planting along with raised flower bed borders.

**SITUATION:**

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh, is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

**TENURE:** Freehold

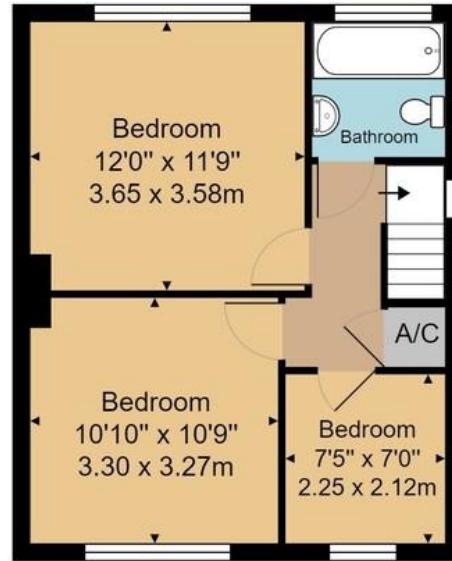
**COUNCIL TAX BAND:** C

**VIEWING:** By appointment with Wood & Pilcher Crowborough 01892 665666.



House Approx. Gross Internal Area  
1075 sq. ft / 99.8 sq. m

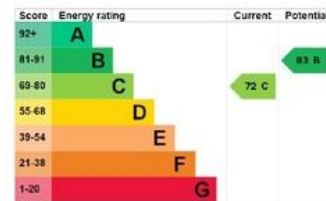
Approx. Gross Internal Area  
(Incl. Garage)  
1240 sq. ft / 115.2 sq. m



First Floor



Ground 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.

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