



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 2 Bedrooms
- Sitting/Dining Room
- Modern Kitchen
- South Facing Rear Garden
- Energy Efficiency Rating: D

Wealden Close, Crowborough

£325,000

woodandpilcher.co.uk

12 Wealden Close, Crowborough, East Sussex, TN6 2ST

A renovated and beautifully presented semi-detached family home set in a quiet cul-de-sac in a super location with the town centre being 0.3 miles away. Our vendors have carried out many improvements to the property to include a recently painted façade and re-decoration throughout. Upon entrance to the property is a welcoming entrance hall leading into a dual aspect, bright and airy sitting/dining room with French doors opening out to the rear and a lovely modern kitchen installed five years ago. To the first floor is a lovely size bedroom, second bedroom currently used as an office and a large family bathroom. Externally the private rear garden enjoys two good size patio areas ideal for outside seating and entertaining, an expanse of lawn and the advantage of a south facing aspect.

Glazed door opening into:

ENTRANCE HALL:

Cloaks cupboard and dark wood effect laminate flooring.

SITTING/DINING ROOM:

A large sitting/dining room with plenty of room for sofa seating and large dining furniture, wood effect laminate flooring, room for storage, two radiators, corner cabinet housing new electric consumer unit, window to front with fitted blind and French doors opening out to a rear patio and garden beyond.

KITCHEN:

A recently installed modern kitchen with a range of high and low level units, light grey granite effect roll top worksurfaces and a stainless steel sink. Appliances include a fan assisted oven with 4-ring gas hob and extractor fan, integrated slimline dishwasher and spaces for a tall fridge/freezer and washing machine. Grey tiled flooring, recessed LED spotlighting and dual aspect with windows to side and rear both with fitted blinds.

From the entrance hall a white painted staircase with window to side rises to:

FIRST FLOOR LANDING:

Hatch with ladder to part boarded loft and exposed painted wooden floorboards.

BEDROOM:

A spacious main bedroom with fitted carpet, two radiators and windows to front and rear with fitted blinds.

BEDROOM:

Currently used as an office with fitted carpet, radiator and window to front with fitted blind.

FAMILY BATHROOM:

Panelled bath with mixer tap, wall mounted shower attachment and glass shower screen, low level wc, pedestal wash hand basin, corner cupboard housing Worcester Bosch combi boiler with wooden slatted shelving, heated towel rail, floating shelving, tiled flooring and obscured double glazed window to rear with fitted blind.



OUTSIDE FRONT:

Paved pathway with Sussex stone raised flower bed borders with mature shrubs and bushes. Potential for off street parking.

OUTSIDE REAR:

A south facing garden benefiting from a large paved patio adjacent to the property ideal for outside seating and entertaining. Two steps lead down to the remainder of the garden being principally laid to lawn, a further recently laid paved patio, small wooden shed and all enclosed by fence boundaries.

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:

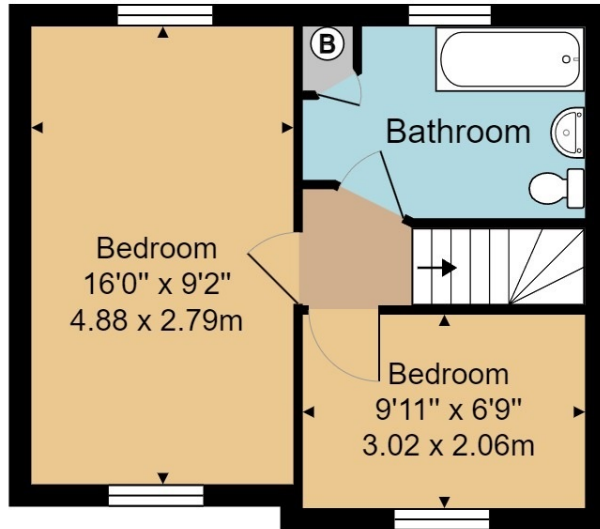
Freehold

VIEWING:

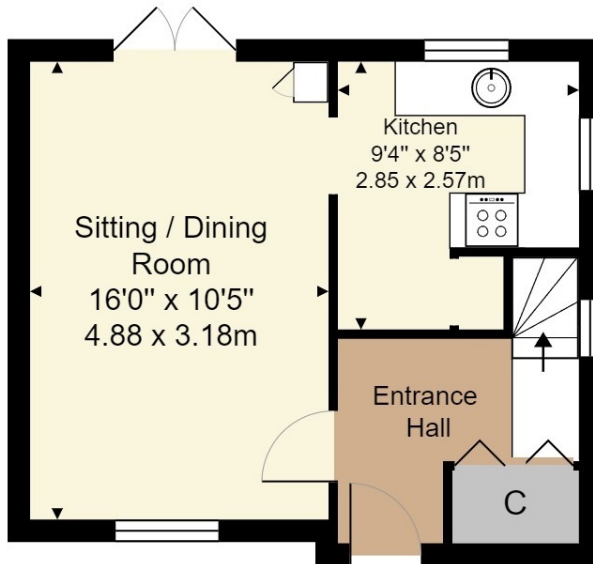
By appointment with Wood & Pilcher Crowborough on 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area 632 ft² ... 58.7 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.

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Heathfield 01435 862211
 Crowborough 01892 665666
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 Letting & Management 01892 528888
 Associate London Office 02070 791568

