



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Family Home
- No Onward Chain
- 4 Bedrooms
- Garaging & Off Road Parking
- Paved Rear Garden
- Energy Efficiency Rating: C

**Eridge Drive, Crowborough**

**£550,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 17 Eridge Drive, Crowborough, TN6 2TJ

Set at the end of a cul-de-sac, within easy reach of the town centre and offered to the market with no onward chain is this four bedroom detached family home. To the ground floor is a welcoming sitting/dining room with attached conservatory, good size kitchen, utility/lean-to, a further reception room and downstairs cloakroom. To the first floor are four bedrooms with the main bedroom benefiting from en suite facilities and a family bathroom serves the remaining bedrooms. Externally is a driveway providing off road parking, a good size detached double garage with workshop/store room and a low maintenance paved rear garden.

### PORCH:

Tiled flooring and glass panelled door opening into:

### ENTRANCE HALL:

Lino flooring, radiator and stairs to first floor.

### RECEPTION ROOM:

Wardrobe cupboards, cupboard housing Worcester boiler, laminate flooring, window to front and window to side into lean-to/utility.

### WC:

Dual flush low level wc, vanity wash hand basin, chrome heated wall mounted towel rail, remote sensor lighting, extractor fan, lino flooring and window to lean-to/utility.

### SITTING/DINING ROOM:

Space for sofa seating and dining furniture, louvre cupboard with shelving, wood laminate flooring, windows to front and side and patio doors into:

### CONSERVATORY:

Two wall mounted electric heaters, corrugated glass ceiling with ceiling window and doors opening to rear patio.

### KITCHEN:

Range of wall and base units with worktops over and a one and half bowl composite sink with swan mixer tap. Integrated 5-ring gas hob with extractor fan over, eye level twin oven, integrated microwave, American style fridge/freezer and space for a dishwasher. Laminate flooring, window to rear overlooking the garden and door into:

### LEAN-TO/UTILITY:

Worktop, sink with drainer, spaces for fridge/freezer, washing machine and tumble dryer, tiled flooring and doors to front and rear.

### FIRST FLOOR LANDING:

Hatch with ladder to partly boarded loft, airing cupboard with hot water tank and shelving and window to side.

### MAIN BEDROOM:

Fitted wardrobe cupboards, radiator, lino flooring, window to rear and door into:

### EN SUITE SHOWER ROOM:

Tiled cubicle with integrated shower and separate shower attachment, dual flush low level wc, vanity wash hand basin with mixer tap and storage under, chrome heated towel rail, downlighters, extractor fan and obscured window with blind to rear.

### BEDROOM:

Radiator, laminate flooring and window to front.

### BEDROOM:

Recess area with shelving, radiator, laminate flooring and window to rear.

### BEDROOM:

Radiator, laminate flooring and Velux window with blind.





**FAMILY BATHROOM:**

Panelled bath with integrated rainfall shower and separate shower attachment, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, extractor fan, downlighters and obscured window to front.

**OUTSIDE FRONT:**

Timber gates open to a brick block area with off road parking leading to a double garage accessed via electric door and comprising concrete flooring, door and window to front and further door into a storeroom/workshop with strip lighting, window to front and doors opening to the rear garden.

**OUTSIDE REAR:**

A low maintenance garden with large brick block patio enclosed by fencing to all sides.

**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.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

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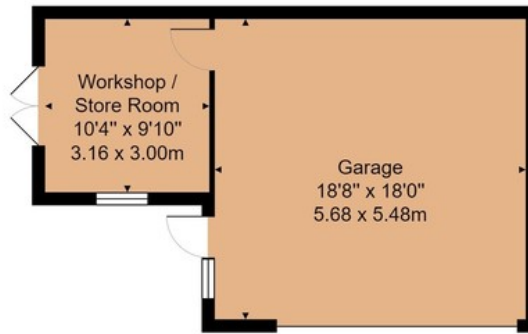
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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
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Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 1590 sq. ft / 147.7 sq. m  
 Outbuilding Approx. Internal Area 441 sq. ft / 41.0 sq. m

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### BEDROOM:

Radiator, laminate flooring and window to front.

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**FAMILY BATHROOM:**

Panelled bath with integrated rainfall shower and separate shower attachment, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, extractor fan, downlighters and obscured window to front.

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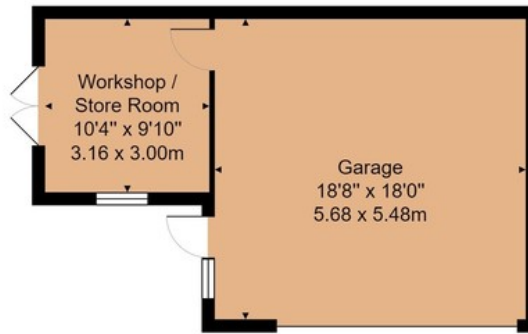
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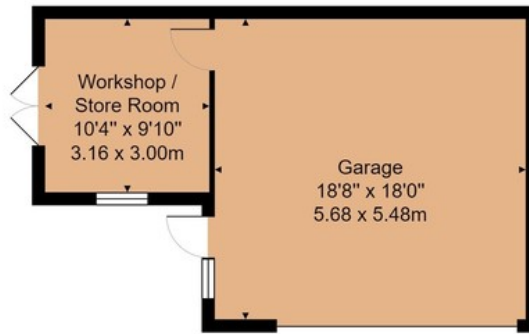
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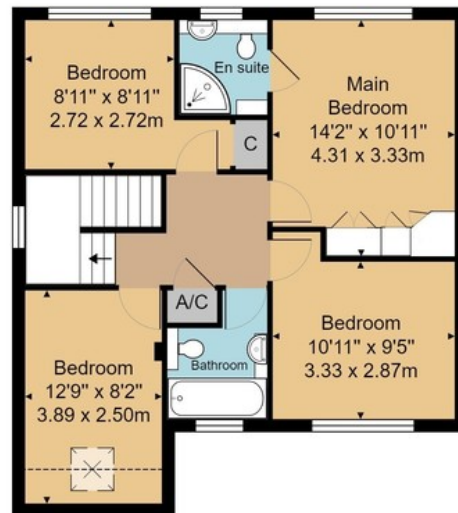
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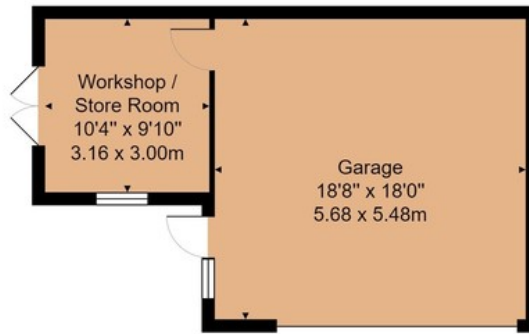
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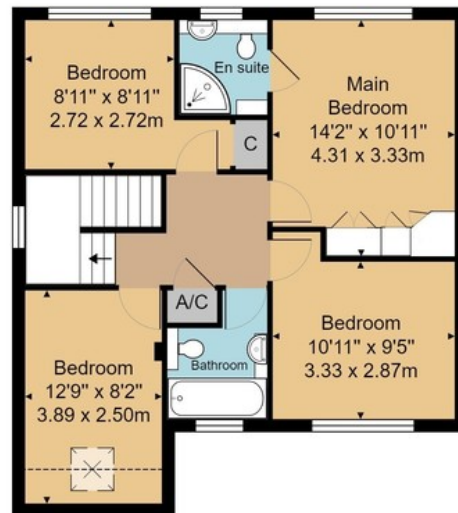
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Space for sofa seating and dining furniture, louvre cupboard with shelving, wood laminate flooring, windows to front and side and patio doors into:

### CONSERVATORY:

Two wall mounted electric heaters, corrugated glass ceiling with ceiling window and doors opening to rear patio.

### KITCHEN:

Range of wall and base units with worktops over and a one and half bowl composite sink with swan mixer tap. Integrated 5-ring gas hob with extractor fan over, eye level twin oven, integrated microwave, American style fridge/freezer and space for a dishwasher. Laminate flooring, window to rear overlooking the garden and door into:

### LEAN-TO/UTILITY:

Worktop, sink with drainer, spaces for fridge/freezer, washing machine and tumble dryer, tiled flooring and doors to front and rear.

### FIRST FLOOR LANDING:

Hatch with ladder to partly boarded loft, airing cupboard with hot water tank and shelving and window to side.

### MAIN BEDROOM:

Fitted wardrobe cupboards, radiator, lino flooring, window to rear and door into:

### EN SUITE SHOWER ROOM:

Tiled cubicle with integrated shower and separate shower attachment, dual flush low level wc, vanity wash hand basin with mixer tap and storage under, chrome heated towel rail, downlighters, extractor fan and obscured window with blind to rear.

### BEDROOM:

Radiator, laminate flooring and window to front.

### BEDROOM:

Recess area with shelving, radiator, laminate flooring and window to rear.

### BEDROOM:

Radiator, laminate flooring and Velux window with blind.





**FAMILY BATHROOM:**

Panelled bath with integrated rainfall shower and separate shower attachment, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, extractor fan, downlighters and obscured window to front.

**OUTSIDE FRONT:**

Timber gates open to a brick block area with off road parking leading to a double garage accessed via electric door and comprising concrete flooring, door and window to front and further door into a storeroom/workshop with strip lighting, window to front and doors opening to the rear garden.

**OUTSIDE REAR:**

A low maintenance garden with large brick block patio enclosed by fencing to all sides.

**SITUATION:**

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**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

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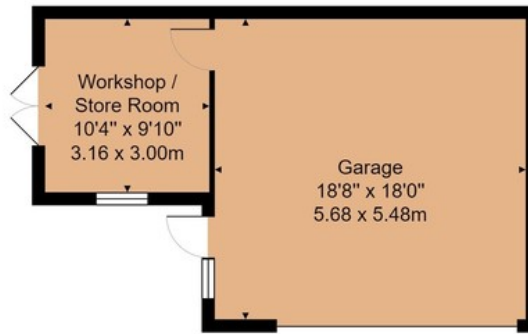
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
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Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 1590 sq. ft / 147.7 sq. m  
 Outbuilding Approx. Internal Area 441 sq. ft / 41.0 sq. m

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**WOOD &  
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- Detached Family Home
- No Onward Chain
- 4 Bedrooms
- Garaging & Off Road Parking
- Paved Rear Garden
- Energy Efficiency Rating: C

**Eridge Drive, Crowborough**

**£550,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 17 Eridge Drive, Crowborough, TN6 2TJ

Set at the end of a cul-de-sac, within easy reach of the town centre and offered to the market with no onward chain is this four bedroom detached family home. To the ground floor is a welcoming sitting/dining room with attached conservatory, good size kitchen, utility/lean-to, a further reception room and downstairs cloakroom. To the first floor are four bedrooms with the main bedroom benefiting from en suite facilities and a family bathroom serves the remaining bedrooms. Externally is a driveway providing off road parking, a good size detached double garage with workshop/store room and a low maintenance paved rear garden.

### PORCH:

Tiled flooring and glass panelled door opening into:

### ENTRANCE HALL:

Lino flooring, radiator and stairs to first floor.

### RECEPTION ROOM:

Wardrobe cupboards, cupboard housing Worcester boiler, laminate flooring, window to front and window to side into lean-to/utility.

### WC:

Dual flush low level wc, vanity wash hand basin, chrome heated wall mounted towel rail, remote sensor lighting, extractor fan, lino flooring and window to lean-to/utility.

### SITTING/DINING ROOM:

Space for sofa seating and dining furniture, louvre cupboard with shelving, wood laminate flooring, windows to front and side and patio doors into:

### CONSERVATORY:

Two wall mounted electric heaters, corrugated glass ceiling with ceiling window and doors opening to rear patio.

### KITCHEN:

Range of wall and base units with worktops over and a one and half bowl composite sink with swan mixer tap. Integrated 5-ring gas hob with extractor fan over, eye level twin oven, integrated microwave, American style fridge/freezer and space for a dishwasher. Laminate flooring, window to rear overlooking the garden and door into:

### LEAN-TO/UTILITY:

Worktop, sink with drainer, spaces for fridge/freezer, washing machine and tumble dryer, tiled flooring and doors to front and rear.

### FIRST FLOOR LANDING:

Hatch with ladder to partly boarded loft, airing cupboard with hot water tank and shelving and window to side.

### MAIN BEDROOM:

Fitted wardrobe cupboards, radiator, lino flooring, window to rear and door into:

### EN SUITE SHOWER ROOM:

Tiled cubicle with integrated shower and separate shower attachment, dual flush low level wc, vanity wash hand basin with mixer tap and storage under, chrome heated towel rail, downlighters, extractor fan and obscured window with blind to rear.

### BEDROOM:

Radiator, laminate flooring and window to front.

### BEDROOM:

Recess area with shelving, radiator, laminate flooring and window to rear.

### BEDROOM:

Radiator, laminate flooring and Velux window with blind.





**FAMILY BATHROOM:**

Panelled bath with integrated rainfall shower and separate shower attachment, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, extractor fan, downlighters and obscured window to front.

**OUTSIDE FRONT:**

Timber gates open to a brick block area with off road parking leading to a double garage accessed via electric door and comprising concrete flooring, door and window to front and further door into a storeroom/workshop with strip lighting, window to front and doors opening to the rear garden.

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**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

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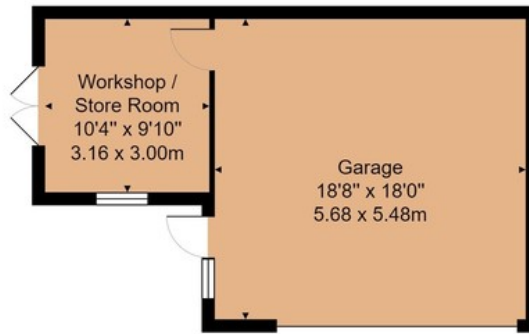
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666





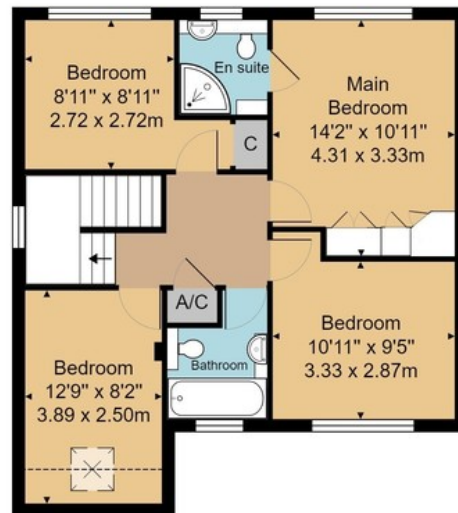
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92+	A		
81-91	B		85 B
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Outbuilding



Ground Floor



First Floor

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**Eridge Drive, Crowborough**

**£550,000**

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### PORCH:

Tiled flooring and glass panelled door opening into:

### ENTRANCE HALL:

Lino flooring, radiator and stairs to first floor.

### RECEPTION ROOM:

Wardrobe cupboards, cupboard housing Worcester boiler, laminate flooring, window to front and window to side into lean-to/utility.

### WC:

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Worktop, sink with drainer, spaces for fridge/freezer, washing machine and tumble dryer, tiled flooring and doors to front and rear.

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**FAMILY BATHROOM:**

Panelled bath with integrated rainfall shower and separate shower attachment, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, extractor fan, downlighters and obscured window to front.

**OUTSIDE FRONT:**

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Freehold

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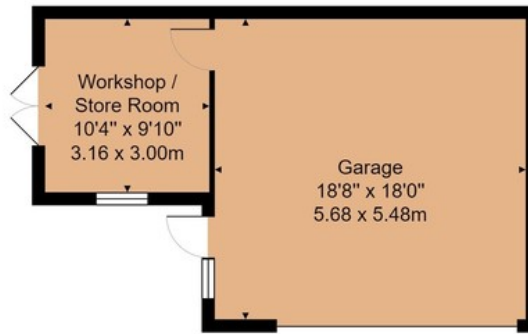
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666





Score	Energy rating	Current	Potential
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Outbuilding



Ground Floor



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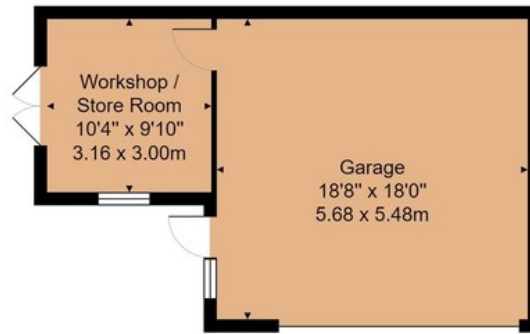
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