



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Attached Bungalow
- 2 Bedrooms
- Kitchen & Utility Room
- Pretty Rear Garden
- Off Road Parking Space
- Energy Efficiency Rating: D

**Walshes Road, Crowborough**

**£347,500**

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



## South Bungalow, Walshes Road, Crowborough, TN6 3RE

A characterful attached bungalow set in a non estate private location with easy access to local amenities and mainline railway station. The accommodation offers a kitchen/breakfast room, a utility room and a sitting room with direct access out to the rear garden. There are two bedrooms and a shower room. Externally to the front is off road parking for one vehicle and to the rear the attractive garden enjoys a decked area adjacent to the property. This charming bungalow would suit a variety of buyers and is introduced to the market in good decorative order.

Timber stable door opens into:

### KITCHEN/BREAKFAST ROOM:

Range of wall and base units with wooden worktops, tiled splashbacks and a ceramic sink with swan mixer tap. Inset 4-ring gas hob with oven under, extractor fan over and a slimline integrated dishwasher. Space for a washing machine and freezer. Beamed ceiling, slate flooring, radiator and window to side.

### SITTING ROOM:

Radiator, solid wood flooring, loft access, window to side and French doors opening to rear garden.

### INNER HALLWAY:

Solid wood flooring.

### UTILITY ROOM:

Space for tumble dryer, coats hanging area, slate flooring and window to side.

### BEDROOM:

Feature fireplace with wood mantel, brick hearth and surround, loft access, beamed ceiling, radiator, fitted carpet and two large windows to side.

### BEDROOM:

Radiator, carpet as fitted and window to side.

### SHOWER ROOM:

Walk-in tiled double shower with electric Aqualisa shower, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, tiled flooring, ceiling spot lighting and obscured window to side.





**OUTSIDE FRONT:**

Hardstanding area providing parking for one vehicle, attractive flagstone patio and side access to rear garden.

**OUTSIDE REAR:**

A most attractive garden to include a decked area with seating adjacent to the property along with various raised beds, established areas of planting to include a Camellia and a timber shed.

**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:**

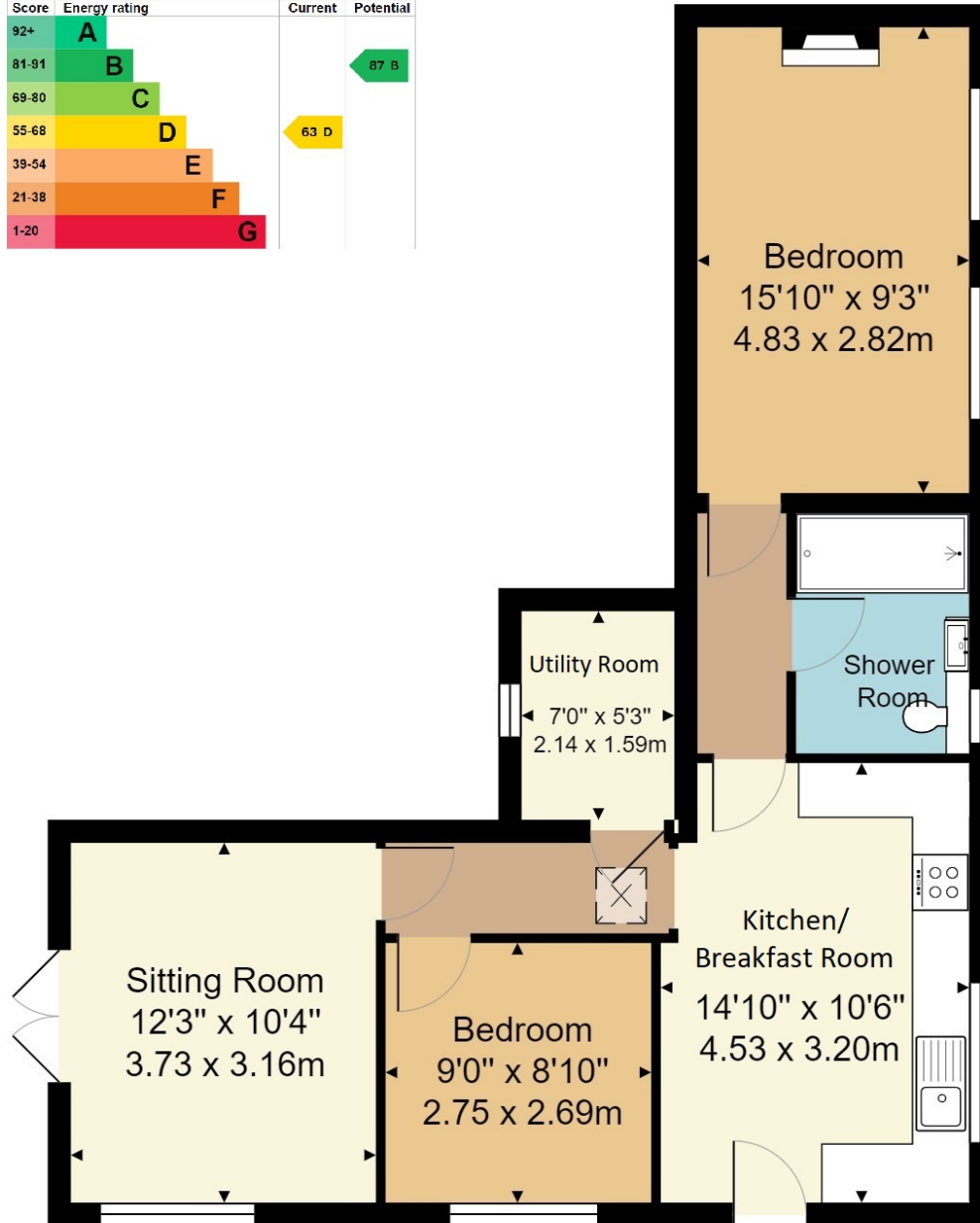
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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



## Approx. Gross Internal Area 677 ft<sup>2</sup> ... 62.9 m<sup>2</sup>

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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