



NASSAU DRIVE
CROWBOROUGH - £525,000

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2 Nassau Drive

Crowborough, TN6 2GT

**Entrance Hall - WC - Sitting Room - Kitchen/Diner - Main Bedroom With Dressing Room and En Suite Bathroom
Double Bedroom With En Suite Shower Room - Two Further Bedrooms - Family Bathroom - Off Road Parking
Front & Rear Gardens**

Introduced to the market for the first time since built is this link-detached home boasting a welcoming hallway with access into a wc and a bright sitting room with French doors opening to the garden. The modern kitchen/diner features black granite work surfaces and direct access to the rear garden. The main bedroom offers an en suite bathroom and a separate dressing room with ample storage. Another double bedroom enjoys its own en suite, while the remaining bedrooms share a family bathroom. External features include off-road parking, low-maintenance gardens, and stunning views from the rear. Residents also benefit from access to a communal play area, and the property is conveniently located close to local amenities and schools. Overall, this beautifully presented modern home offers a blend of comfort, style, and convenience, making it an attractive option for prospective buyers looking for a contemporary lifestyle in a desirable location.

OPEN PORCH:

Main door opening into:

ENTRANCE HALL:

Coir entrance matting, fitted carpet, radiator, smoke alarm and a large under stairs storage cupboard.

WC:

Low level wc, pedestal wash hand basin with Hans Grohe mixer tap and tiled splashback, fitted carpet, radiator, recessed spotlights and extractor fan.

SITTING ROOM:

Fitted carpet, two radiators and enjoying a triple aspect with windows to front and side and French doors opening directly out to a patio and garden beyond.

KITCHEN/DINER:

Kitchen Area:

Range of high and low level units with feature under unit lighting and black granite worksurfaces incorporating a stainless steel sink. Appliances include a high level fan assisted oven with grill, 5-ring gas hob with extractor fan along with integrated appliances



to include a dishwasher, washing machine and tall fridge/freezer. High level unit housing the wall mounted Potterton boiler, tiled flooring, recessed spotlights and window to front with fitted blind.

Dining Area:

Continuation of tiled flooring, radiator, recessed spotlights and French doors opening out to a patio and garden beyond.

FIRST FLOOR LANDING:

Fitted carpet, recessed spotlights, smoke alarm, loft hatch and window to rear with fitted blind.

MAIN BEDROOM SUITE:

Radiator, fitted carpet, window to rear with fitted blind and far reaching views and doors into:

DRESSING ROOM:

Two separate double wardrobes with hanging rails and shelving, fitted carpet, radiator and window to front with fitted blind.

EN SUITE BATHROOM:

Panelled bath with shower over, tiled walling and glass shower screen, low level wc, wash hand basin with Hans Grohe mixer tap, shaver point, chrome heated towel rail, recessed spotlights, part tiled walling, tiled flooring and obscured window to front with fitted blind.

BEDROOM:

Double fitted wardrobe with hanging rail and shelving, fitted carpet, radiator, window to front and door into:

EN SUITE SHOWER ROOM:

Fully tiled enclosure with wall mounted shower and separate handheld attachment, low level wc, wash hand basin with Hans Grohe mixer tap, chrome heated towel rail, tiled flooring, shaver point, part tiled walling and obscured window to side with fitted blind.

BEDROOM:

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

BEDROOM:

Fitted carpet, radiator and window to rear with fitted blind and far reaching views.

FAMILY BATHROOM:

Panelled bath with wall mounted shower over, separate handheld shower attachment, tiled walling and shower screen, low level wc, sink with Hans Grohe mixer tap, chrome heated towel rail, porcelain tiled flooring and part tiled walling, recessed spotlights, extractor fan and obscured window to front.

OUTSIDE FRONT:

Outside is a pretty area of garden mainly laid to lawn with raised flower bed borders and mature trees. In addition is a brick paved driveway with off road parking and outside water tap. Wooden gates either side of the property provides access to the rear garden.



OUTSIDE REAR:

Enjoying far reaching views the garden provides a paved patio adjacent to the property with the remainder of the garden principally laid to lawn with an array of established planting. A large wooden shed currently houses a tumble dryer and freezer along with areas of shelving.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club 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 - A management fee of £245.40 per annum is paid for upkeep and maintenance of the communal areas and play area. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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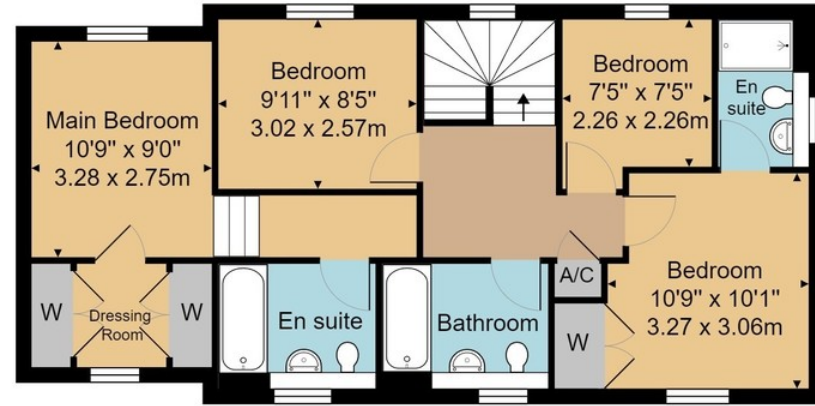
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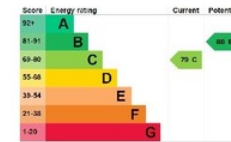
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First Floor



Ground Floor



Approx. Gross Internal Area 1246 ft² ... 115.7 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.