



- Detached Family House
- 3 Bedrooms
- Sitting/Dining Room
- Front & Rear Gardens
- Garage & Off Road Parking
- Energy Efficiency Rating: E

**Fermor Way, Crowborough**

**£425,000**



**5 Fermor Way, Crowborough, TN6 3AR**

This 1960s detached family house offers three bedrooms, a kitchen to the rear along with a spacious sitting/dining room that provides direct access to the rear garden, and upstairs is a bathroom and a separate WC. The property boasts both front and rear gardens, along with a garage and off-road parking. While it requires modernisation, it presents an excellent opportunity and the advantage of no onward chain

Main door opens into:

**ENTRANCE HALL:**

Radiator, fitted carpet, small window to front and stairs with stairlift to first floor.

**SITTING/DINING ROOM:**

Space for sofa seating and dining furniture, two radiators, wall lighting, fitted carpet, serving hatch to kitchen, windows to front and rear and door to garden.

**KITCHEN:**

Range of wall and base units with laminate worktops, tiled splashbacks and incorporating a single stainless steel sink with drainer. Separate spaces for an oven, washing machine, tumble dryer and a fridge/freezer.

Potterton Kingfisher 2 gas boiler, double height storage cupboard, laminate flooring, radiator, window to rear and door to side access and garden.



**FIRST FLOOR LANDING:**

Airing cupboard housing cylinder, loft hatch, fitted carpet and large window to side.

**BEDROOM:**

Fitted carpet, radiator and window to front.

**BEDROOM:**

Wardrobe and further wardrobe cupboard, fitted carpet, radiator and window to rear.

**BEDROOM:**

Built-in storage cupboards, fitted carpet radiator and window to front.

**BATHROOM:**

Bath with twin mixer tap, wall mounted shower unit and separate handheld shower attachment, wash hand basin, heated towel rail with electric single bar heater over (not tested), lino flooring, part tiled walling and obscured window to rear.

**WC:**

WC with push button flush, laminate flooring and obscured window to side.

**OUTSIDE:**

To the front of the property is an area of garden principally laid to lawn with a large beech tree. In addition is a driveway providing off road parking leading to a garage accessed via up/over door with power, light, window to side. Gate to side access, bin store area and outside store.

To the rear is an expanse of lawn with a selection of planting and trees and a few steps leading down to a secondary partly walled area of garden with greenhouse, garden shed, small patio area and a good selection of mature bushes and planting.

**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

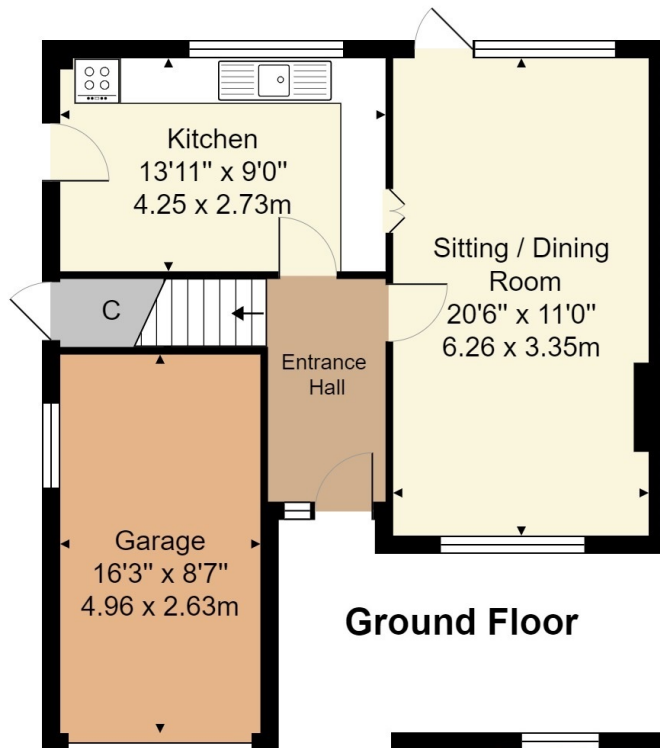
**COUNCIL TAX BAND:**

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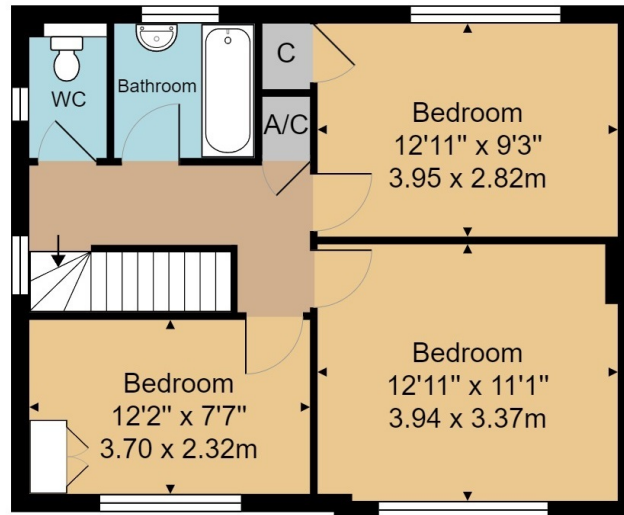
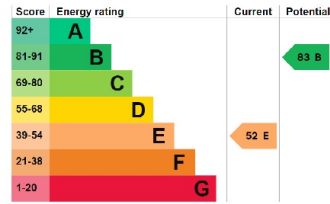
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.





**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1101 ft<sup>2</sup> ... 102.3 m<sup>2</sup>  
(Includes Garage)

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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