



**WOOD &
PILCHER**

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- Semi-Detached Cottage
- 3 Bedrooms
- 2 Reception Rooms
- Front & Rear Gardens
- Allocated Parking Space
- Energy Efficiency Rating: D

Coopers Lane, Crowborough

£360,000

woodandpilcher.co.uk

3 Brook View, Coopers Lane, Crowborough, TN6 1SQ

This late Victorian cottage presents a charming opportunity, ideally situated near the picturesque Ashdown Forest and situated across three floors. On the ground floor, you're greeted by a cosy sitting room featuring an open working fireplace and the kitchen/diner opens up to a study, providing flexibility for various purposes. To the first floor, you'll find two bedrooms and a family bathroom. To the second floor, the main bedroom is characterised by its bright and airy ambiance and benefits from an en suite shower room. Externally, the property features a low-maintenance front garden and an allocated parking space. Directly accessible from the study is a decked patio, offering a spot for outdoor seating. A pathway leads down to a rear area of garden featuring a large decked patio, an expanse of lawn and woodland views. In summary, this chain-free late Victorian cottage presents an attractive opportunity for those seeking a home with character and within easy reach of Ashdown Forest.

Double glazed door opens into:

SITTING ROOM:

Open working fireplace with stone hearth, wall mounted high level cupboard housing electric consumer unit and gas meter, grey painted flooring, wall lighting, radiator and window to front with fitted blind.

KITCHEN/DINER:

Range of high and low level units with granite effect roll top worksurface, tiled splashbacks and stainless steel circular sink with mixer tap. Appliances include a fan assisted oven with 4-ring electric hob and extractor fan above, high level fitted microwave, integrated fridge/freezer, integrated dishwasher and space for a washing machine. Space for dining furniture, floating area of shelving, wall mounted Vaillant boiler, radiator, continuation of grey painted flooring, smoke alarm, recessed spotlights and windows to side and rear.

STUDY:

Currently used as a single bedroom with fitted carpet, radiator, window to rear with fitted blind and sliding doors opening to a rear decked patio.

FIRST FLOOR LANDING:

Smoke alarm, fitted carpet and window to side.

BEDROOM:

Fitted carpet, radiator and window to the rear with woodland views.

BEDROOM:

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

BATHROOM:

Panelled bath with tiled surround, mixer tap and wall mounted shower attachment, low level wc, circular sink with mixer tap set into a wooden surface with tiled splashback, chrome heated towel rail, Victorian style tiled flooring, recessed spotlights and extractor fan.

SECOND FLOOR LANDING:

White painted floorboards, wall mounted hanging rail, loft space area and Velux window.



BEDROOM:

White painted floorboards, radiator, window to side with fitted blind, Velux window to rear with woodland views and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower enclosure, low level wc, small sink with swan mixer tap, dark grey laminate flooring, extractor fan, recessed spotlights and Velux window to rear.

OUTSIDE FRONT:

Low maintenance area of garden with raised flower bed borders and outside lighting. Shared pathway with access to the rear courtyard. The property benefits from a private parking space to the front of the property.

OUTSIDE REAR:

A courtyard garden with a decked patio and shared path across a neighbouring garden with wooden gate to a private area of garden. Comprising a large decked patio, area laid to lawn with flower bed borders and mature planting, small garden shed and enjoying views over woodland.

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:

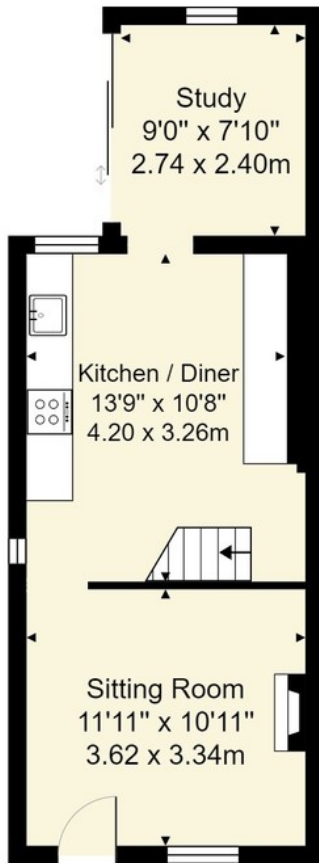
B

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666



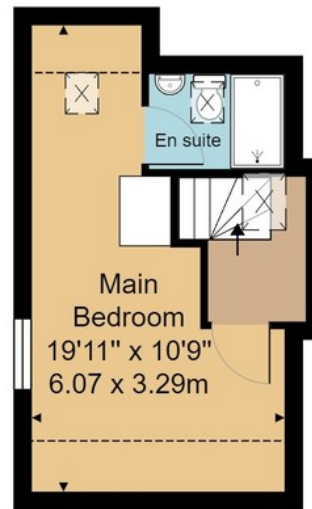
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 885 ft² ... 82.2 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
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

