



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Family House
- 3 Bedrooms
- 2 Reception Rooms
- Chain Free
- Off Road Parking & Garage
- Energy Efficiency Rating: C

**Crowborough Hill, Crowborough**

**£485,000**

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

**Holly House, Crowborough Hill, Crowborough, East Sussex, TN6 2JA**

Being sold with no onward chain is this much loved detached family home that now provides the opportunity for a new family to modernise and refresh. Upon entry to the property is a bright and airy entrance hall with a downstairs wc, a study located to the front of the property and to the rear is a spacious sitting room with direct access out to the rear garden and a good size kitchen. To the first floor are three bedrooms and a family bathroom. Externally to the front is a pleasant area of garden, off road parking and a detached garage, and to the rear is a generous garden and patio. A further advantage is the location with excellent access to a mainline railway station and local amenities.

**COVERED PORCH:**

Solid wood front door opening into:

**ENTRANCE HALL:**

Original parquet flooring, radiator, airing cupboard with shelving and window to front.

**DOWNSTAIRS WC:**

Low level wc, wash hand basin, towel radiator, vinyl flooring and window to side.

**STUDY:**

Original parquet flooring, radiator, area of shelving and window to front.

**SITTING ROOM:**

Fitted carpet, two radiators and large set of patio doors opening directly to the rear garden.

**KITCHEN:**

Range of high and low level units with worktops over incorporating a sink bowl with mixer tap. Eye level electric double oven/grill, gas hob, integrated fridge/freezer and space for a washing machine and tumble dryer. Cupboard housing boiler, radiator, part tiled walling, vinyl flooring, spotlighting, door with access to side and large window to rear.

**FIRST FLOOR LANDING:**

Hatch with access to loft, fitted carpet and large window to front.

**BEDROOM:**

Radiator, fitted carpet and window to front.

**BEDROOM:**

Radiator, fitted carpet and window to rear.

**BEDROOM:**

Fitted wardrobes, sink, radiator, fitted carpet and window to rear.

**FAMILY BATHROOM:**

Corner enclosure with shower, panelled bath with shower attachment, low level wc, wash hand basin with mixer tap, mirrored corner cabinet, shaver point, towel radiator, additional radiator, fully tiled walling, vinyl flooring and window to front.



**OUTSIDE FRONT:**

The property is approached via an area for off road parking and access to a detached garage. A pathway leads to an area of lawn and a garden pond. Side gate with access to rear garden.

**OUTSIDE REAR:**

A good size rear garden enjoying a southerly aspect with a patio adjacent to the property and a garden shed. In addition are various raised flower bed borders, a pond and an expanse of lawn. Towards the rear of the garden is a wooden pergola and a further area of garden.

**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.

**COUNCIL TAX BAND:**

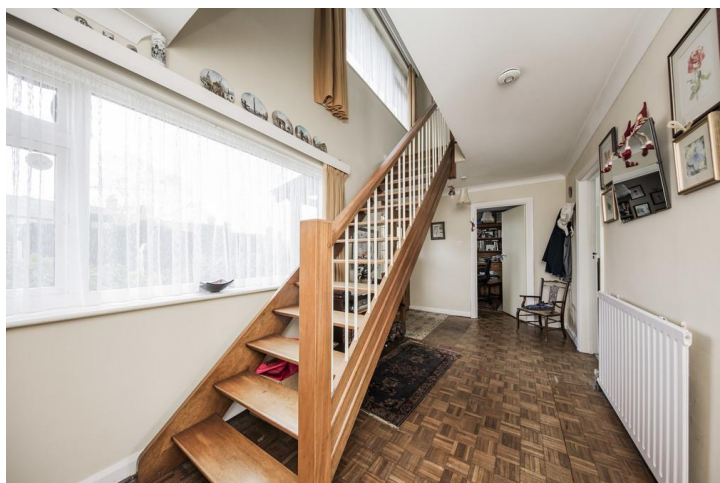
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**TENURE:**

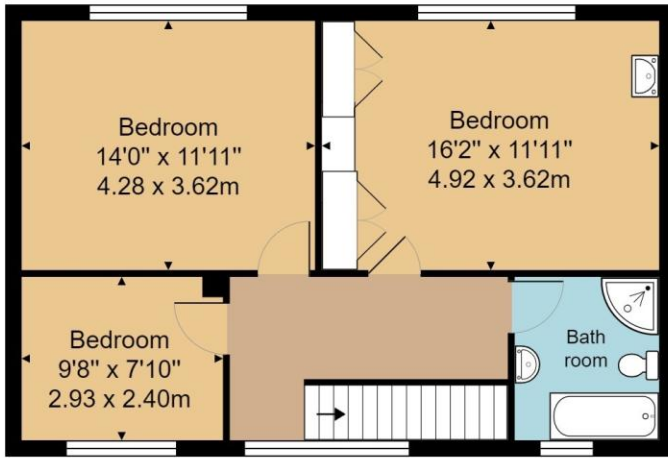
Freehold

**VIEWING:**

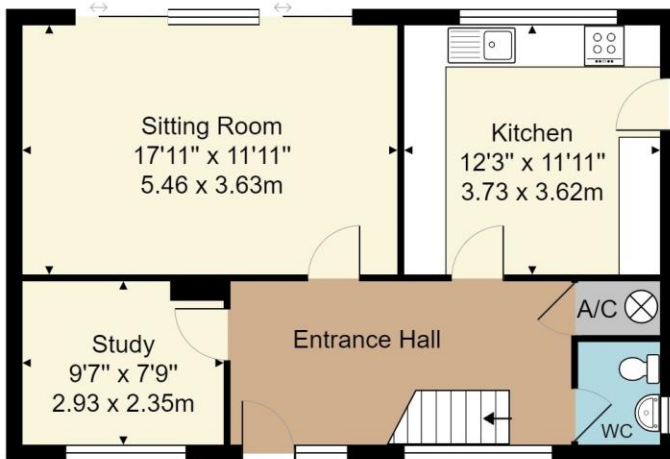
By appointment with Wood & Pither Crowborough 01892 665666.



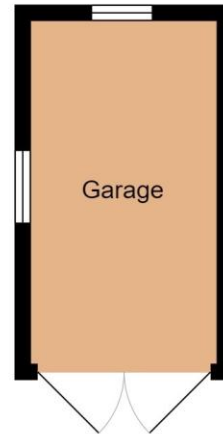
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**First Floor**



**Ground Floor**



Approx. Gross Internal Area 1222 ft<sup>2</sup> ... 113.5 m<sup>2</sup> (excluding 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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