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PILCHER**

Sales, Lettings, Land & New Homes



- Detached Family Home
- 3 Bedrooms
- No Onward Chain
- Front & Rear Gardens
- Single Garage & ORP
- Energy Efficiency Rating: D

Bryants Field, Crowborough

£475,000

woodandpilcher.co.uk

7 Bryants Field, Crowborough, TN6 1BH

Introduced to the market with no onward chain and conveniently situated in a central town location, is this well-proportioned detached family home. The accommodation includes a welcoming entrance hall with wc, a dual aspect sitting/dining room enjoying direct access to the rear garden and a bright and airy kitchen. To the first floor are three good size bedrooms, a family shower room and access to a spacious and useful attic room. Externally to the front is a driveway providing off road parking and access to a garage. To the rear and benefiting from outstanding views over to the North Downs is a generous garden.

COVERED ENTRANCE PORCH:

Outside lighting and glass panelled composite front door, opening to:

ENTRANCE HALL:

Parquet flooring, stairs to first floor, under stairs cupboard housing gas smart meter, electricity meters and consumer unit, two further storage cupboards, radiator and obscured window to front.

DOWNSTAIRS CLOAKROOM:

Fitted with a dual flush low level WC, vanity wash hand basin with storage under and tiled surrounds, vinyl flooring, radiator with thermostat and obscured window to side.

KITCHEN:

Fitted with a range of wall and base units with worktops over and tiled splashbacks. One and a half bowl stainless steel sink with mixer tap and drainer. Appliances include a 'Siemens' washing machine, slimline 'Bosch' integrated dishwasher and 'Bosch' fridge/freezer. Inset 'Stoves' induction hob with extractor fan over and double 'Electrolux' eye level oven. Further base unit with a 'Myson' heater below. Wall mounted 'Worcester Bosch' boiler with heating controls. LED downlighters. Large window overlooking the attractive rear garden with fitted blinds and further large window overlooking the side with fitted blinds. Large door provides access to the side return.

SITTING/DINING ROOM:

Sitting Room Area: Decorative fireplace, large window to front, radiator with thermostat, carpet, TV point.

Dining Area: Large sliding patio doors opening onto the rear garden and side window, radiator, carpet.

FIRST FLOOR LANDING:

Window to the front allowing lots of natural light, loft access with drop down ladder, radiator and cupboard with hanging rail and shelving.

MAIN BEDROOM:

Large window with views across the North Downs, wardrobe cupboards to one wall with chest of drawers, further wardrobe cupboard with hanging rail, radiator and carpet.

BEDROOM:

Large window to front, wardrobe cupboards to one wall with hanging area, radiator, carpet.

BEDROOM:

Large window to rear, cupboard housing 'Megaflow' heating system, radiator and carpet.



SHOWER ROOM:

Fitted with a large double walk-in shower with integrated 'Bristan' fitted shower with glass surround and downlighters, pedestal wash hand basin, dual flush low level WC. Chrome heated towel rail, tiled surrounds, vinyl flooring and obscured window to side with fitted blinds.

LARGE LOFT ROOM:

Fully boarded, large window overlooking the North Downs. A very useful space which could be used as a study or storage area.

OUTSIDE FRONT:

Area of parking and access to a single garage with up and over door, expanse of lawn and side access via a timber gate.

OUTSIDE REAR:

An attractive and good sized garden mostly laid to lawn, patio adjacent to the property, areas of planting, attractive shrubs including a Camellia and a workshop to the rear of the garage.

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 in approximately one hour 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 grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

COUNCIL TAX BAND:

E

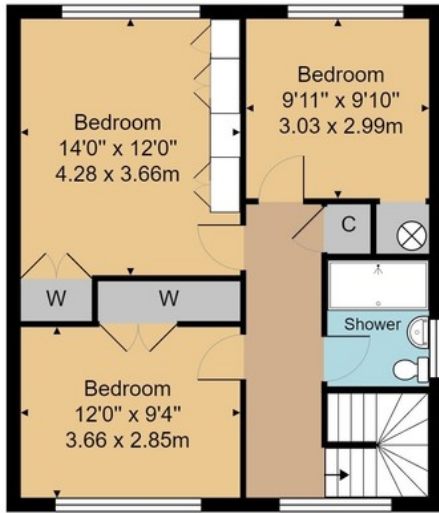
VIEWING:

By appointment with Wood & Pilcher 01892 665666

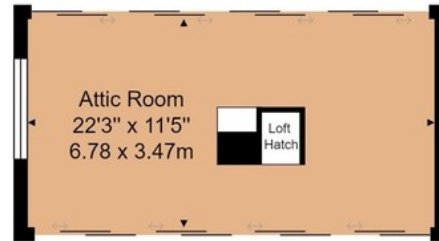
AGENTS NOTE:

Probate has been granted and viewing is highly recommended as this property is ready to go.

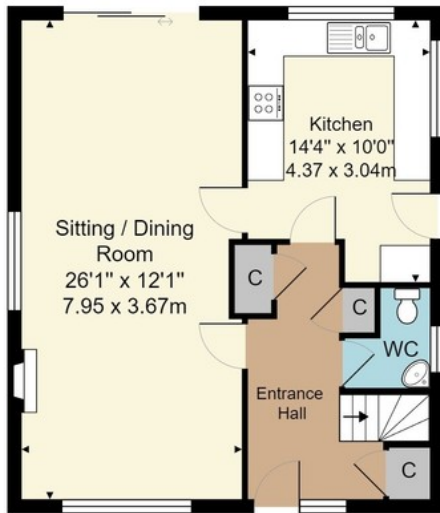




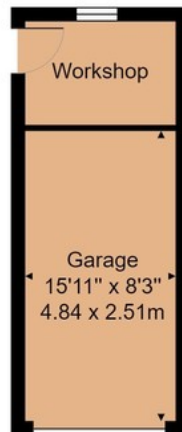
First Floor



Second Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

House Approx. Gross Internal Area (Excl. Attic Room) 1171 sq. ft / 108.8 sq. m
 Garage Approx. Internal Area 180 sq. ft / 16.7 sq. m

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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

