



LILAC HOUSE, BRIDGE ROAD
CROWBOROUGH - £875,000



Lilac House

Eridge Road, Crowborough, TN6 2SS

**Entrance Hall - WC - Study - Kitchen/Diner - Utility Room
Sitting Room - Main Bedroom With En Suite Shower Room
Three Further Bedrooms - Family Bathroom - Attractive
Rear Garden & Patio - Double Garage & Off Road Parking
10 Year Advantage Warranty**

Offering a great blend of modern amenities and functional spaces is this brand new quality built detached home by Prestige Homes of Sussex. The four bedrooms, en suite shower room, and family bathroom provide ample accommodation for a family or guests. The Burnhill kitchen/diner with a utility area is a focal point for daily living, while having a separate study offers flexibility for remote work or hobbies. Externally is a double garage and off-road parking and the pleasant rear garden with a flagstone patio sounds like a perfect spot for relaxation or outdoor gatherings. A glance at the attached photos and floorplan will give a good indication as to the quality, style and layout of this beautiful property.

COVERED ENTRANCE PORCH:

LED downlighters, flagstone flooring, composite front door through to:

ENTRANCE HALL:

Stairs to first floor, understairs cupboard, further cupboard with light, wall mounted alarm, tiled flooring. Doors to:





STUDY:

Carpet as fitted, data points, underfloor heating with wall mounted controls, LED downlighters and window to front.

CLOAKROOM:

Fitted with a vanity wash hand basin with storage under, dual flush 'Imex' WC with a quartz top. Tiled flooring, chrome heated towel rail, sensor touch mirrored cupboard, extractor fan and obscured window.

SITTING ROOM:

Fitted carpet, underfloor heating controlled by wall mounted thermostat, LED downlighters, window to rear and bi-fold doors opening directly out to the rear garden.

KITCHEN/DINER:

A Burnhill kitchen featuring a range of high quality wall and base units with quartz worktops and upstands over and twin Butler sinks with Quooker tap. Neff appliances include an induction hob with extractor fan over, eye level twin ovens and items include a fridge, freezer and dishwasher. Breakfast bar with quartz worktop and space for seating. Tiled flooring, underfloor heating, wall mounted thermostat, LED downlighters and large window overlooking the rear garden.

UTILITY ROOM:

Range of wall and base units with quartz worktops and Blanco sink with swan mixer tap. Siemens integrated washing machine and tumble drier, wall mounted 'Worcester Bosch' boiler, wall mounted consumer unit, tiled flooring and underfloor heating controls. Window to front and stable door to side.

FIRST FLOOR LANDING:

Large wardrobe cupboard with fitted hanging rail and further storage, loft access with drop down wooden ladder, heating thermostat and window to side.

MAIN BEDROOM:

Fitted wardrobe cupboards, panic alarm button, wall mounted alarm control, TV point, data points, USB and USB-C points, radiator, fitted carpet, LED downlighters and window overlooking the rear garden.

EN-SUITE:

Tiled large double shower enclosure with rainfall shower head and extra shower attachment, vanity wash hand basin with storage under, low level dual flush WC, chrome heated towel rail, sensor mirrored lighting and obscured window to side.

BEDROOM 2:

Bed side wall mounted sockets, USB and USB-C points, radiator, fitted carpet and window to front.

BEDROOM 3:

Bed side wall mounted sockets, USB and USB-C points, radiator, fitted carpet and window to front.

BEDROOM 4:

Bed side wall mounted sockets, USB and USB-C points, radiator, fitted carpet and window to rear.

FAMILY BATHROOM:

Tiled corner shower enclosure with rainfall shower head and extra shower attachment, panelled bath, vanity wash hand basin with storage under, low level dual flush WC, chrome heated towel rail, sensor mirrored lighting and obscured window to side.

OUTSIDE FRONT:

Brick block driveway providing off road parking for several vehicles with exterior lighting and electric up/over doors into a double garage having power, light and stable door with side access. Two timber gates leading to rear garden.



OUTSIDE REAR:

Large flagstone patio sweeps around the rear of the property providing space for outside entertaining with remainder of the garden being principally laid to lawn with conifer trees and newly fitted timber fencing.

SITUATION:

The property is situated to the outskirts of Crowborough with the town itself providing 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 in approximately one hour 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. 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.

TENURE:

Freehold

COUNCIL TAX BAND:

TBC

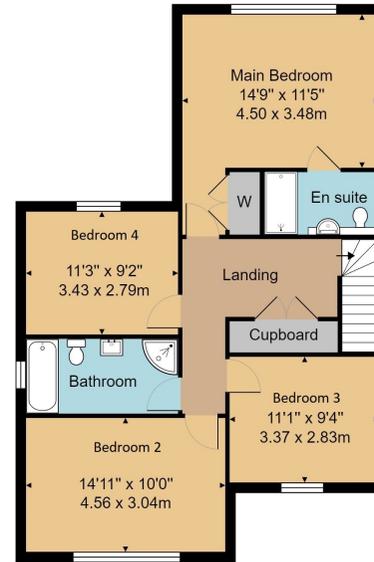
VIEWING: By appointment with Wood & Pilcher 01892 665666



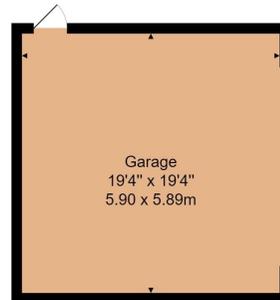
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



House Approx. Gross Internal Area
1659 sq. ft / 154.1 sq. m

Garage Approx. Internal Area
374 sq. ft / 34.8 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.

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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