



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid Terrace House
- 2 Bedrooms
- Sitting/Dining Room
- Southerly Facing Rear Garden
- Garage En Bloc
- Energy Efficiency Rating: D

**Western Gardens, Crowborough**

**£295,000**

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

## 12 Western Gardens, Crowborough, TN6 3EB

Set within walking distance to a mainline railway station and new to the market for the first time in many years is this beautifully presented and well looked after mid terrace family home. Upon entry to the property is a welcoming porch with plenty of room for coats hanging, an open plan bright and airy sitting/dining room with access into a shaker style kitchen and direct access out to the pretty rear garden from the dining area. To the first floor is a large bedroom with built-in wardrobes, a second double bedroom with aspect to rear and a family bathroom. Externally the private rear garden has the advantage of a southerly aspect and includes a good size patio and expanse of lawn. In addition there is a garage en block to the side of the property.

### PORCH:

Coir entrance matting, coats hanging area, cupboard housing electric consumer unit and meter, radiator, obscured window to front with fitted blind and door opening into:

### SITTING/DINING ROOM:

Sitting Area:

Attractive fireplace incorporating an electric coal effect fire insert with wooden mantle and hearth, under stairs storage cupboard with areas of shelving, high quality wood effect laminate flooring and large picture window to front with far reaching views.

Dining Area:

High quality wood effect laminate flooring, radiator and French doors with fitted blinds opens out to a rear patio and garden beyond.

### KITCHEN:

Shaker style range of high and low level units with under unit lighting, wood effect roll top work surfaces incorporating a stainless steel sink with swan mixer tap. Eye level fan assisted oven and grill, 4-ring hob with extractor fan above and separate spaces for a tall fridge/freezer and washing machine. Tile effect flooring, part tiled walling, extractor fan and window overlooking the rear garden.

### FIRST FLOOR LANDING:

Airing cupboard with wooden slatted shelving, hatch and ladder to loft, smoke alarm and fitted carpet.

### BEDROOM:

Triple fitted wardrobes with hanging rail and shelving, cupboard with shelving and housing the wall mounted boiler, fitted carpet, radiator, wall lighting and large picture window to front with fabulous views towards Rotherfield.

### BEDROOM:

Fitted carpet, radiator, areas of shelving window overlooking the rear garden.

### FAMILY BATHROOM:

Panelled bath with Aquastream shower, separate handheld shower attachment and shower screen, low level wc, pedestal wash hand basin, mosaic style part tiled walling, vinyl flooring, wall mounted



heated towel rail, extractor fan and obscured window to rear with fitted blind.

**OUTSIDE FRONT:**

Bin store area and access to property.

**OUTSIDE REAR:**

Enjoying a southerly aspect the garden features a good size paved patio surrounded by brick and sleeper style raised flower bed borders and an arch with climbing rose and a honeysuckle leads to an area of lawn with a selection of established planting.

Garage en block accessed via a roller door.

**SITUATION:**

Crowborough town provides an excellent range of shopping facilities including a post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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 and a good range of local amenities.

**TENURE:**

Leasehold

Lease - 999 years from 24<sup>th</sup> June 1966

Service Charge - currently £104.50 per annum

Ground Rent - currently ££10.50 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

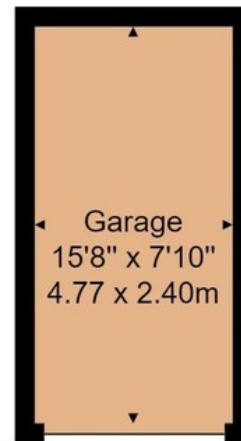
Heating - Gas Fired Central Heating



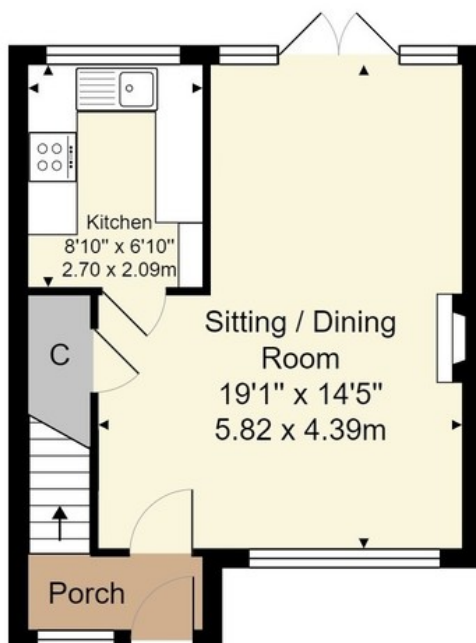
House Approx. Gross Internal Area  
678 sq. ft / 63.0 sq. m

Garage Approx. Internal Area  
123 sq. ft / 11.4 sq. m

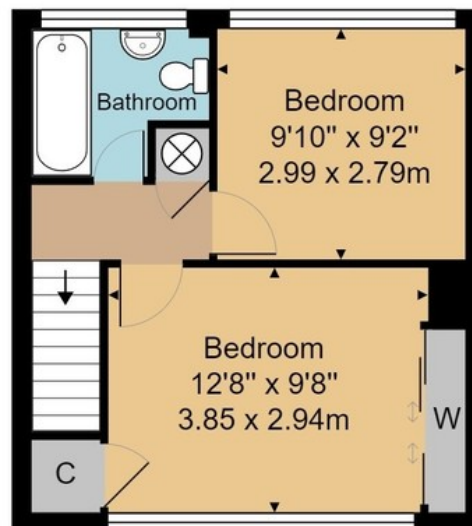
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Garage



Ground Floor



First Floor

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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