

CAMPBELSTEYN PILMER ROAD  
CROWBOROUGH - £675,000



# Campbelsteyn

Pilmer Road,  
Crowborough, TN6 2UB

**Entrance Hall - Study - Sitting Room**

**Kitchen/Diner/Family Room - Play Room/Snug**

**WC/Utility - Main Bedroom With Dressing Area & En Suite**

**Shower Room - Three Further Bedrooms**

**Family Bathroom - Off Road Parking**

**Beautiful Rear Garden & Patio**

Campbelsteyn is a fine example of Victorian architecture and comprises an end of terrace house with a mix of contemporary and characterful features and good size accommodation set over three floors. The property is set towards the end of one of Crowborough's premier roads and has access to the Goldsmiths Leisure Centre via the rear garden. The current owners have adapted the accommodation to suit their needs over time and the family room to the rear is a great living space with further reception rooms available. The attractive bay window sitting room has wonderful features which compliment the late Victorian styling and the four bedrooms are all doubles and served by an en suite and separate family bathroom. Properties in this road rarely come to market and we feel confident the new custodians will love the property as much as our current vendors.

**COVERED ENTRANCE PORCH:**

Obscured leaded glass panelled composite front door opens into:

**ENTRANCE HALL:**

Stairs to first floor, Karndean flooring, radiator, LED downlighters and Velux roof window.

**STUDY:**

Floor to ceiling bookshelf with storage beneath, radiator, Karndean flooring and window to front.

**SITTING ROOM:**

Feature fireplace with wood burning stove, oak bressumer and granite hearth, two column radiators, ceiling rose, cornicing, picture rails, Karndean flooring and large bay window to front.



**KITCHEN/DINER/FAMILY ROOM:****Kitchen/Diner:**

Range of wall and base units with granite worktops over incorporating a one and half bowl stainless steel sink and Victorian Plumbing instant hot water tap. Range master oven with five-ring gas hob, space for dishwasher, pantry cupboard, ample space for dining table and chairs and Karndean flooring.

**Family Room Area:**

Radiator, Karndean flooring, two Velux roof windows and bifold doors opening to rear patio.

**PLAY ROOM/SNUG:**

Wall mounted Worcester Bosch boiler, Karndean flooring, window to side, two roof windows and door to rear garden.

**UTILITY ROOM:**

Base unit with sink and swan mixer tap, low level wc, space for washing machine and tumble dryer, chrome heated towel rail and Velux roof window,.

**FIRST FLOOR LANDING:**

Two under stairs cupboards one housing pressurised hot water tank. Radiator and stairs to second floor.

**MAIN BEDROOM:****Bedroom Area:**

Attractive fireplace with iron mantel, radiator, fitted carpet, window to front and door to En Suite Shower Room.

**Dressing Area:**

Fitted wardrobe cupboards with drawer storage, fitted carpet and window to front.

**EN SUITE SHOWER ROOM:**

Enclosed shower cubicle with integrated shower, dual flush low level wc, vanity wash hand basin, chrome column radiator, tiled flooring with underfloor heating and window to side.

**BEDROOM:**

Radiator, carpet as fitted and window to rear.

**FAMILY BATHROOM:**

Roll top claw bath with side taps and shower attachment, tiled cubicle with integrated shower and rainfall showerhead, attractive Victoriana style cistern and wc, pedestal wash hand basin with mirrored wall, chrome heated towel rail with column inset, tiled flooring with under floor heating and window to rear.

**SECOND FLOOR LANDING:**

Box seating, fitted carpet and Velux roof window.

**BEDROOM:**

Pedestal wash hand basin, eaves storage cupboards, radiastor, fitted carpet, Velux roof window and window to rear.



**BEDROOM:**

Built-in wardrobe, eaves storage cupboards, pedestal wash hand basin, radiator, access to loft via dropdown ladder and window to front.

**OUTSIDE FRONT:**

Small brick wall with attractive pillars opening to a pea shingle driveway providing off road parking. The remainder of the garden comprises a generous range of established planting and shrubs.

**OUTSIDE REAR:**

Adjacent to the property is an extensive patio ideal for outside entertaining and side access via a timber gate. An arbour leads to an area of garden with an expanse of lawn, an array of mature planting, herb garden and a garden shed. Towards the rear of the garden is an ornamental pond, pergola with a seating area and a rear timber gate with access to the park and Goldsmiths Leisure Centre.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

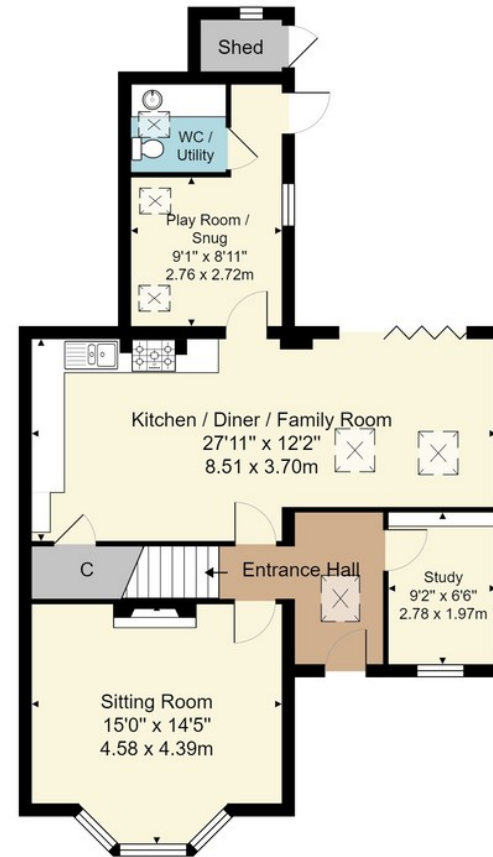
By appointment with Wood & Pilcher Crowborough 01892 665666

**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 Heating
- Rights and Easements - The sewer pipe runs down the passageway between Campbelsteyn and the attached property. Right of access granted.

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.

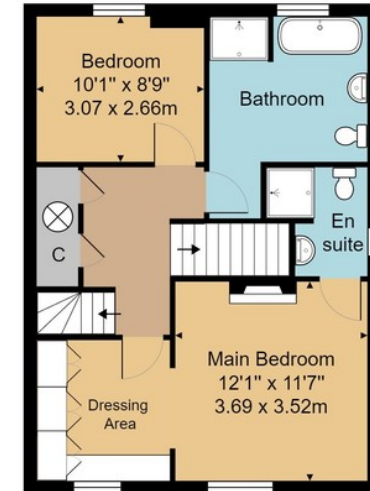
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**Second Floor**



**First Floor**

Approx. Gross Internal Area 1733 ft<sup>2</sup> ... 161.0 m<sup>2</sup>

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.



Sales, Lettings, Land & New Homes

Beacon Road, Crowborough,  
East Sussex, TN6 1AL  
Tel: 01892 665666

Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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