



EDGEELINKS, LORDSWELL LANE
CROWBOROUGH - £725,000



Edgelinks

Lordswell Lane,
Crowborough, TN6 1HX

**Entrance Hall - WC - Sitting Room - Dining Room - Kitchen
Utility Room - Office/Garden Room - Four Bedrooms
En Suite Shower Room - Family Bathroom - Double Garage
Off Road Parking - Large Front & Rear Gardens**

Built by a local builder in 1969 and introduced to the market with no onward chain is this detached family home situated in a quiet private road. Currently the accommodation comprises four bedrooms, one with en suite facilities and a family bathroom serves the remaining bedrooms. To the ground floor is a spacious sitting room with attached dining room, a kitchen with utility and an office/garden room. Offering a sizeable plot of just under half an acre the front and rear gardens are of a generous size with a driveway leading to a double garage. This property is now in need of modernisation and renovation offering an exciting opportunity for the new owners to extend subject to the usual planning consents.

COVERED ENTRANCE PORCH:

Glass panelled timber front door into:

ENTRANCE HALL:

Cupboard with coats hanging area, stairs to first floor, radiator and window to front.

WC:

Low level wc, pedestal wash hand basin, radiator and obscured window to front.

SITTING ROOM:

Stone fireplace with wood mantel and stone hearth, timber cladded ceiling, fitted carpet, two radiators and large window to front.

DINING ROOM:

Radiator, fitted carpet, window to rear and uPVC door opening to rear patio.

KITCHEN:

Range of wall and base units with worktops and tiled splashbacks over incorporating two sinks with swan mixer tap and window to rear.



UTILITY ROOM:

Ceramic sink with mixer tap, base unit with space for washing machine, window to rear and door opening to rear patio.

OFFICE/GARDEN ROOM:

Radiator, fitted carpet, window to rear and door to rear patio.

FIRST FLOOR LANDING:

Dropdown ladder to loft, cupboard housing hot water tank, fitted carpet and window to side.

MAIN BEDROOM:

Range of mirror fronted wardrobe cupboards, fitted carpet, radiator, large window to front and door into:

**EN SUITE SHOWER ROOM:**

Enclosed cubicle with Aqualisa shower, low level wc, vanity wash hand basin with storage beneath, mirrored wall, radiator and obscured window to side.

BEDROOM:

Range of wardrobe cupboards, radiator, fitted carpet and window to front.

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Range of wardrobe cupboards, radiator, fitted carpet and window to rear.

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Range of wardrobe cupboards, radiator, fitted carpet and window to rear.

FAMILY BATHROOM:

Panelled bath with Aqualisa shower over, wc, pedestal wash hand basin, radiator, mirrored wall and obscured window to rear.

OUTSIDE FRONT:

A generous expanse of lawn with tarmac drive leading to a double garage accessed via up/over door. Side access via a wrought iron gate and a five bar timber gate.

OUTSIDE REAR:

Patio adjacent to the rear of the property with steps rising to the remainder of the garden with a large expanse of lawn enclosed by hedge borders. Gardeners shed, oil tank and floor standing Grant boiler.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

G

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

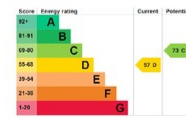
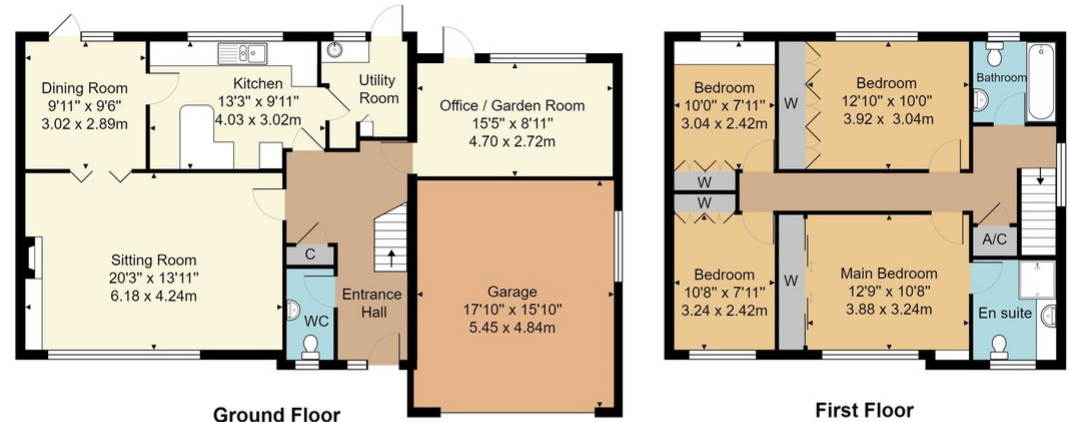
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Oil

AGENTS NOTE: This is an executors sale so no responsibility can be taken in relation to the services, fixtures and fittings being in good working order.



Approx. Gross Internal Area 1917 ft² ... 178.1 m²
(Incl. 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.

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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