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PILCHER**

*Sales, Lettings, Land & New Homes*



- End Of Terrace House
- Chain Free
- 2 Double Bedrooms
- Southerly Facing Rear Garden
- 2 Allocated Parking Spaces
- Energy Efficiency Rating: C

**Watson Way, Crowborough**

**£370,000**

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

## 19 Watson Way, Crowborough, East Sussex, TN6 2FP

Built in 2011 and introduced to the market for the first time since new, this chain-free and immaculately presented end of terrace family home is set in a superb location within walking distance of local schools, amenities, and the town centre. Upon entry, the property features a welcoming hallway leading to a convenient downstairs WC. Wooden space-saving sliding doors provide access to a generous kitchen equipped with many of the usual appliances. At the rear of the house, there is a beautifully bright and airy sitting/dining room with a large under stairs storage cupboard and French doors opening directly to the southerly facing rear garden. On the first floor, the main bedroom includes built-in wardrobes and a fabulous contemporary en suite shower room. The second double bedroom, located at the front of the property, is served by a family bathroom. Externally, there is off-road parking for two vehicles at the front of the property, while the rear boasts a low-maintenance, sunny, southerly facing private garden that backs onto the playing fields of St Mary's Catholic Primary School. This property is perfect for buyers from all walks of life that are seeking a modern, well-maintained home in a desirable and convenient location.

Composite door provides access into:

### ENTRANCE HALL:

Coir entrance matting, radiator and smoke alarm.

### DOWNSTAIRS WC:

Low level wc, wash hand basin set into a vanity unit with glass mirror above, tiled flooring and double glazed obscured window to front with fitted blind.

### KITCHEN:

Range of shaker style wall and base units with under unit lighting and black granite effect roll top worksurfaces incorporating a one and a half bowl stainless steel sink. Integrated appliances include a fan assisted Siemens oven with 4-ring Siemens hob and extractor fan, a Siemens dishwasher, Bosch washing machine and a tall fridge/freezer. Tiled flooring, recessed LED spotlighting and double glazed window to front with fitted blind.

### SITTING/DINING ROOM:

Plenty of room for sofa seating and good size dining table and chairs, large under stairs cupboard housing electric consumer unit and coats hanging area, fitted carpet, two radiators and French doors opening directly out to the rear garden.

### MAIN BEDROOM:

Fitted double wardrobe with hanging rail and shelving, fitted carpet, radiator, double glazed window overlooking the rear garden with far reaching treetop views and door into:

### EN SUITE SHOWER ROOM:

Fully tiled corner cubicle with wall mounted shower attachment, low level wc, sink with mixer tap set into a vanity unit with drawer storage, wall mounted heated towel rail, tiled flooring, part tiled walling, recessed LED spotlighting and extractor fan.

### BEDROOM:

Mirror fronted wardrobe, large airing cupboard housing Range Tribune water tank with slatted shelving. fitted carpet, radiator and two double glazed windows to front.

### FAMILY BATHROOM:

Contemporary style bathroom featuring a panelled bath with wall mounted shower, mixer taps and glass shower screen, low level wc, sink with mixer tap set into a vanity unit with drawer storage and glass mirror above, attractive alcove featuring three glass areas of open shelving, wall mounted chrome heated towel rail, tiled flooring, part tiled walling, recessed LED spotlighting, extractor fan and obscured double glazed window to side with fitted blind.



**OUTSIDE FRONT:**

Off road parking for two vehicles, areas of flower bed borders and side access via wooden gate to the rear garden.

**OUTSIDE REAR:**

The area of garden is landscaped and paved for easy maintenance and includes an array of mature shrubs, planting and laurel hedging. In addition is a corner wooden storage shed, outside tap and exterior light.

**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 areas of 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 offering a swimming pool, gym and sports hall. 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:**

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

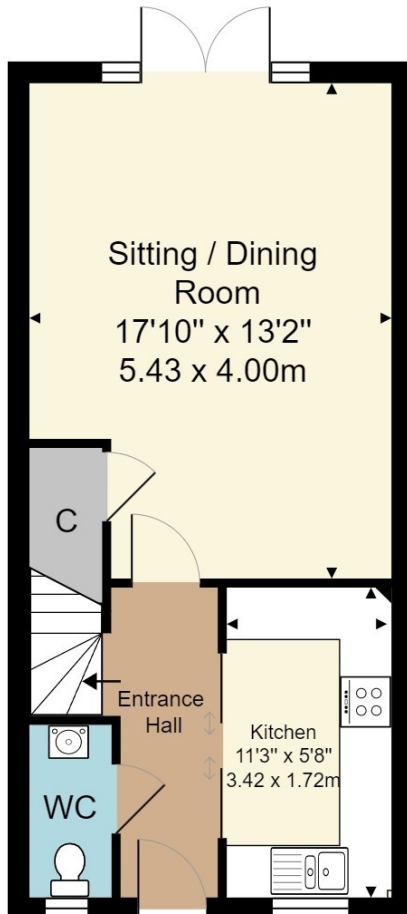
Heating - Gas

**AGENTS NOTE:**

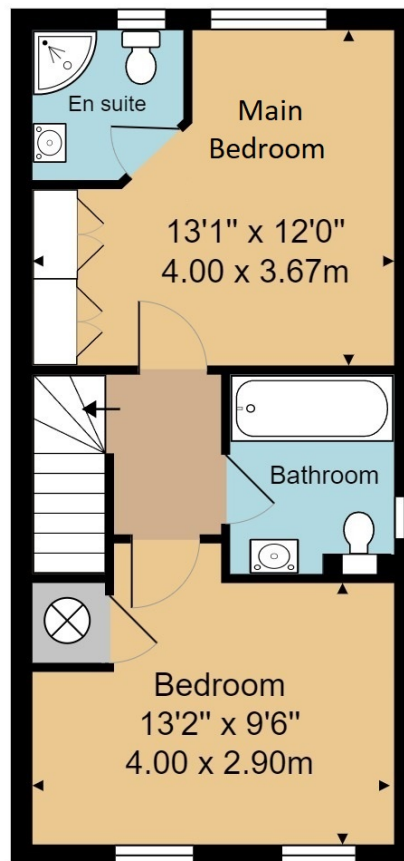
An annual charge of £498.80 is payable for maintenance of the communal areas and grounds. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 773 ft<sup>2</sup> ... 71.8 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.

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Heathfield 01435 862211  
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 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

