



KINGSWOOD, ST. JOHNS ROAD  
CROWBOROUGH – OFFERS OVER: £530,000



**WOOD &  
PILCHER**

Sales, Lettings, Land & New Homes



# Kingswood

St. Johns Road,  
Crowborough, TN6 1RP

**Entrance Hall - WC - Sitting Room - Dining Room**  
**Kitchen/Breakfast Room - Conservatory - Three Bedrooms**  
**Family Bathroom - Shower Room - Off Road Parking**  
**Established Rear Garden**

Arranged over three floors is this beautifully renovated and well presented late Victorian semi-detached family home built in 1895 and set in a fabulous location for access to the Ashdown Forest and Town Centre. The property has been modernised extensively to include a new kitchen, two new bathrooms, new flooring, re-decoration, new boiler/radiators, re-furbished sash windows and replacement windows to the conservatory. A welcoming entrance hall benefits from an under stairs wc and the sitting room is currently used as office/art studio. To the rear of the house is a spacious dining room currently used as a sitting room that provides access into the galley style kitchen with breakfast area and access to a vaulted conservatory enjoying views over the rear garden. To the first floor is the main bedroom to the front, second bedroom to rear with lovely views and a generous size family bathroom converted from a bedroom and a separate shower room. To the top floor is a bright and airy bedroom with eaves storage and Velux windows with beautiful views. Externally is off road parking to the front and a stunning, well stocked and mature rear garden.

A recently installed composite glazed door opens into:

## **ENTRANCE HALL:**

Coats hanging area, recently installed late Victorian style radiator, attractive late Victorian style laminate flooring and a smoke alarm.

## **WC:**

Low level wc, small rectangular wash hand basin with tiled splashback set into a vanity unit with shelving, grey wood effect laminate flooring and recessed spotlights.

## **SITTING ROOM:**

Currently used as an office/art studio comprising a fireplace with brick surround, wooden mantle and tiled hearth, exposed painted wooden floorboards, radiator and sash bay window to front.

## **DINING ROOM:**

Currently used as a sitting room featuring a fireplace with feature insert, painted brick surround, grey painted mantle and tiled hearth, selection of fitted cupboards and drawer





storage, one housing Albion hot water tank with wooden slatted shelving, wall lighting, fitted carpet, traditional style radiator, two sash windows overlooking the conservatory to rear and wooden sliding door provides access into:

#### **KITCHEN/BREAKFAST ROOM:**

A recently renovated grey kitchen to include a range of high and low level units with wooden roll top worksurfaces and incorporating a one and half bowl stainless steel sink. Integrated appliances include a high level double fan assisted oven and 4-ring induction hob with extractor fan, tall fridge/freezer, dishwasher and washing machine. Victorian style tile effect laminate flooring, recessed LED spotlights, window to side and door into the Conservatory

Breakfast Area: Space for breakfast table, continuation of Victorian style tile effect laminate flooring, recessed LED spotlights and a dual aspect with windows to side and rear both with fitted blinds.

#### **VAULTED CONSERVATORY:**

Currently used as a dining room with recently replaced roof and glazing to the rear and side (upon existing base) and painted grey walling, late Victorian style tile effect laminate flooring, modern grey radiator, wall lighting and door leading out to the side access and garden beyond.

#### **FIRST FLOOR LANDING:**

Built-in cupboard with shelving, fitted carpet and a smoke alarm.

#### **BEDROOM:**

Built-in double wardrobe with sliding doors, fitted carpet, traditional style radiator and sash bay window with fitted blinds and curtains to front.

#### **BEDROOM:**

Built-in wardrobe, storage cupboard, fitted carpet, radiator and sash window with fitted blind and curtains to rear overlooking the garden with far reaching treetop views.

#### **SHOWER ROOM:**

Corner cubicle with Aqualisa shower, low level wc, rectangular sink set into a vanity unit with shelving, splashback and mirror above, grey wood effect laminate flooring, recessed spotlights, extractor fan, chrome heated towel rail and obscured window to front with roller blind.

#### **FAMILY BATHROOM:**

Attractive oval panelled bath with mixer tap and handheld shower attachment, low level wc, rectangular sink with mixer tap set in a vanity unit with storage under and tiled splashback and mirror above, blue painted part panelled walling, grey wood effect laminate flooring, chrome heated towel rail and obscured sash window with fitted blind to rear.

#### **TOP FLOOR BEDROOM:**

Cupboard housing solar panel controls and water tank, further eaves storage cupboard, fitted carpet, radiator and three Velux windows with fitted blinds enjoying views to front and rear.



#### OUTSIDE FRONT:

Concrete drive providing off road parking, area of white shingle and a mauve Wisteria to the façade. Wooden gate provides access to rear garden.

#### OUTSIDE REAR:

Stone patio and steps lead down to a circular brick paved patio ideal for outside entertaining, outside water tap and access to a store area. The remainder of the garden is principally laid to lawn with a selection of mature planting and trees and a garden shed and greenhouse.

#### 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. 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 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.

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

**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

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.



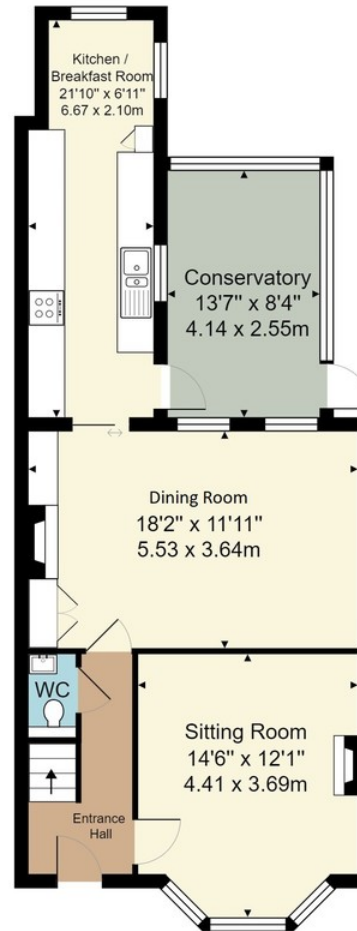
Beacon Road, Crowborough,  
East Sussex, TN6 1AL

**Tel: 01892 665666**

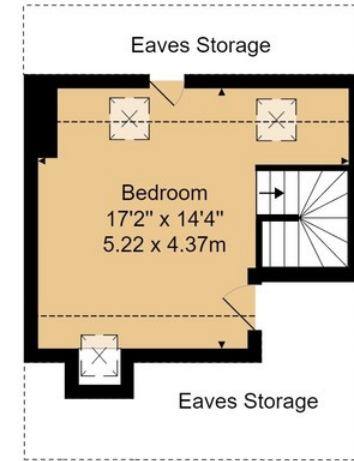
Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

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

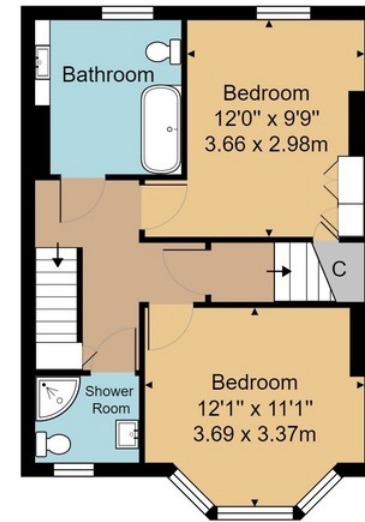
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



**Ground Floor**



**Second Floor**



**First Floor**

Approx. Gross Internal Area 1423 ft<sup>2</sup> ... 132.2 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.