



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached House
- 2/3 Bedrooms
- No Onward Chain
- Pretty Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: D

London Road, Crowborough

£485,000

woodandpilcher.co.uk

The Coppice, London Road, Crowborough, TN6 1SR

Offered to the market chain free is this spacious, versatile and recently redecorated detached home situated within good proximity of the town centre and Ashdown Forest. The bright and airy ground floor offers a kitchen/breakfast room with some integrated appliances, sitting room with direct access to the rear garden, wc and a dining room/bedroom. To the first floor both double bedrooms benefit from dual aspects and a good sized family bathroom. Externally the property benefits from off road parking, a single garage and a rear garden laid to lawn, with mature shrubs and patio area.

uPVC glass door opens into:

ENTRANCE HALL:

Fitted carpet, radiator and stairs to first floor.

WC:

Low level wc, wall mounted wash hand basin, fitted carpet, radiator and window to side.

KITCHEN/BREAKFAST ROOM:

Range of high and low level units with grey slate effect worktops incorporating a sink with mixer tap. Appliances include a gas hob with extractor fan over, eye level oven/grill, slimline dishwasher and separate spaces for a fridge/freezer, washing machine and tumble dryer. Serving hatch, tiled effect lino flooring, window and uPVC door to side.

SITTING ROOM:

Fireplace with gas insert and stone surround, two radiators, fitted carpet, large window to side and sliding doors open to a patio and rear garden.

DINING ROOM/BEDROOM:

Fitted carpet, radiator and windows to front and side.

FIRST FLOOR LANDING:

Large window to side with sliding storage cabinet, airing cupboard housing emersion heater, loft access hatch, fitted carpet and radiator.

BEDROOM:

Double cupboard, fitted carpet, radiator and windows to front and side.

BEDROOM:

Single cupboard, fitted carpet, radiator two windows to rear and side.

FAMILY BATHROOM:

Bath with Aqualisa shower over, low level wc, wash hand basin, chrome towel rail, wall mounted wooden cabinet, fitted mirror, lino flooring, extractor fan, radiator and obscured window to side.

OUTSIDE FRONT:

Shared driveway leads to a private area of parking and access to a single garage. The remainder of the garden comprises a rockery, expanse of lawn and pathway to side main entrance and rear garden.

OUTSIDE REAR:

Paved patio ideal for garden table and chairs with the remainder of the garden being principally laid to lawn surrounded by flower beds, mature planting and a rear brick wall.



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. 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:

E

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

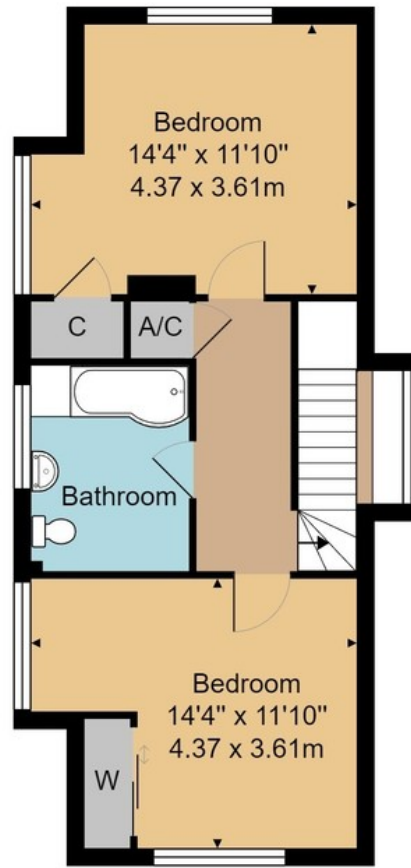
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas





Ground Floor



First Floor



Approx. Gross Internal Area 1300 ft² ... 120.7 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.

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