



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- End Of Terrace Townhouse
- 4 Bedrooms
- En Suite & 2 Bathrooms
- No Onward Chain
- 2 Allocated Parking Spaces
- Energy Efficiency Rating: C

**Watson Way, Crowborough**

**£425,000**

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

### 31 Watson Way, Crowborough, TN6 2FP

A chain free, well presented end of terrace townhouse set over three floors and located in a superb position close to local amenities, schools and the town centre. Access to the property is via an open porch leading into a welcoming entrance hall with a large storage cupboard and the advantage of a downstairs wc. The nicely size sitting room enjoys an attractive fireplace with gas insert and is bright and airy as it enjoys a dual aspect with French doors opening directly out to the rear garden. The shaker style kitchen/diner includes all the usual integrated appliances and offers plenty of room for a good size dining table and chairs. To the first floor the main bedroom offers plenty of built-in wardrobes and an en suite shower room. There is a further bedroom also with built-in wardrobes to this floor served by a family bathroom. To the second floor are two further bedrooms and another family bathroom. Externally are low maintenance gardens to front and rear along with off road parking for two vehicles.

Front door opens into:

#### **ENTRANCE HALL:**

Coir entrance matting, large cupboard housing electric consumer unit, wall mounted electric meter and space for hanging of coats. Fitted carpet, radiator, recessed LED spotlights and smoke alarm.

#### **WC:**

Low level wc, circular wash hand basin set into a vanity unit with mirror above, heated towel rail, alcove with glass shelving, recessed LED spotlighting, tiled flooring, part tiled walling and obscured window to front with fitted blind.

#### **SITTING ROOM:**

Attractive fireplace with gas fire insert, fitted carpet, two radiators, recessed LED spotlighting and double aspect with window to front and French doors open to a rear patio and garden beyond.

#### **KITCHEN/DINER:**

Shaker style kitchen featuring a range of high and low level units with under unit lighting and grey granite effect roll top worksurfaces incorporating a one and half bowl stainless steel sink. Integrated appliances include a double fan assisted oven, 4-ring gas hob with extractor fan above, washing machine, dishwasher and tall fridge/freezer. Plenty of room for dining furniture, tiled flooring, two radiators, recessed LED spotlighting and two windows to side both with fitted blinds.

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

Fitted carpet, radiator, smoke alarm and recessed spotlighting.

#### **BEDROOM:**

Triple fitted wardrobes, fitted carpet, radiator, recessed spotlighting, two windows to side overlooking the communal green and door into:

#### **EN SUITE SHOWER ROOM:**

Fully tiled cubicle with shower, low level wc, circular sink set into a vanity unit with drawer storage and mirror above, heated towel rail, shaver point, extractor fan, tiled flooring, recessed LED spotlighting and obscured window to front with fitted blind.

#### **BEDROOM:**

Double fitted wardrobe, fitted carpet, radiator, recessed spotlighting and window overlooking rear garden.

#### **FAMILY BATHROOM:**

Tiled panelled bath with shower over and glass shower screen, low level wc, circular wash hand basin set into a vanity unit with drawer storage and mirror above, shaver point, alcove with glass shelving, towel rail, extractor fan, recessed spotlighting, tiled flooring and obscured window to front.



**SECOND FLOOR LANDING:**

Large storage cupboard, airing cupboard housing Range Tribune water tank with wooden slatted shelving, fitted carpet, radiator, smoke alarm, loft hatch and recessed spotlighting.

**BEDROOM:**

Fitted carpet, radiator, Velux window and window to side both with fitted blinds.

**BEDROOM:**

Fitted carpet, radiator and window with fitted blind overlooking rear garden.

**FAMILY BATHROOM:**

Modern bathroom comprising a tiled panelled bath with shower over and glass shower screen, low level wc, circular wash hand basin set into a vanity unit with mirror above and drawer storage below, shaver point, heated towel rail tiled flooring, recessed spotlighting, smoke alarm and obscured window to front with fitted blind.

**OUTSIDE:**

To the front is a low maintenance garden with areas laid to shingle with some mature shrubs and planting along with two circular bay trees either side of the main entrance. Two allocated parking spaces and a wooden gate provides access to the rear garden.

**OUTSIDE REAR:**

Paved patio with the remainder of the garden being decked for ease of maintenance and all enclosed by fence boundaries.

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage (delete as appropriate)

Heating - Gas

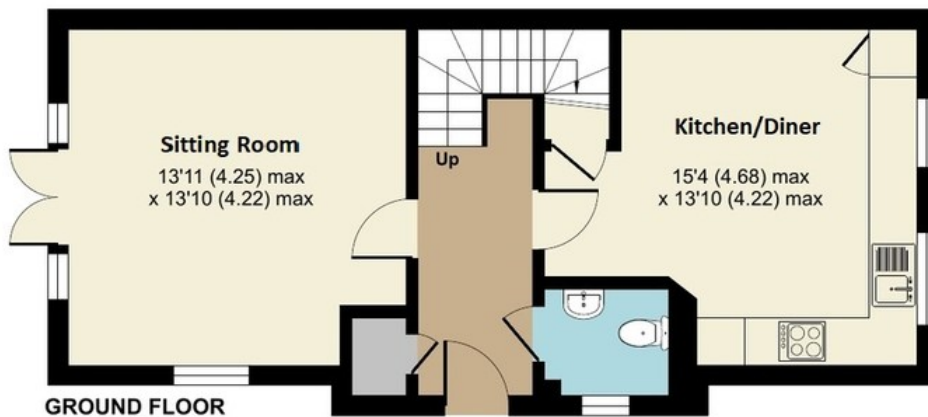
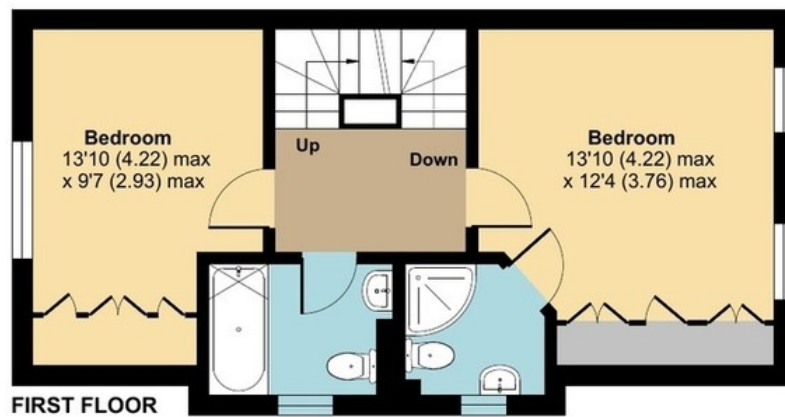
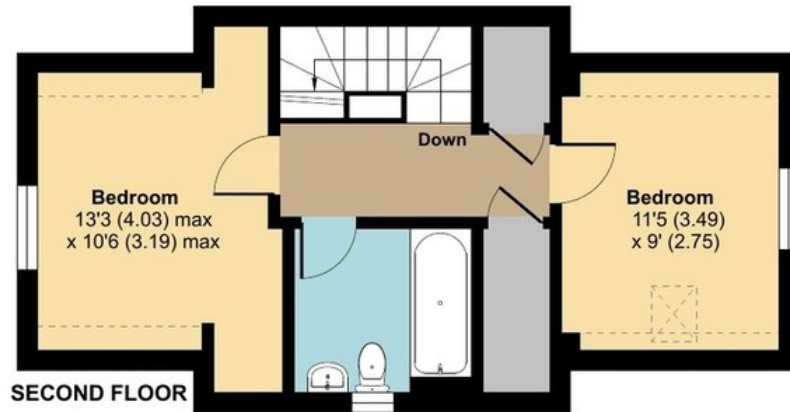
An annual charge of £498.80 is payable for maintenance of the communal areas and grounds. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



Denotes restricted head height

Approximate Area = 1314 sq ft / 122 sq m  
 Limited Use Area(s) = 30 sq ft / 2.7 sq m  
 Total = 1344 sq ft / 124.7 sq m  
 For identification only - Not to scale

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wood & Pilcher. REF: 1124875

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

