



ALMOND HOUSE, WHITEHILL ROAD
CROWBOROUGH - £895,000



Almond House

Whitehill Road, Crowborough, TN6 1JA

**Entrance Hall - WC - Study - Sitting Room - Kitchen/Diner
Utility Room - Single Integral Garage - Seven Bedrooms
En Suite Bathroom - En Suite Shower Room - Family
Bathroom - Off Road Parking - Attractive Rear Garden**

Almond House, built in 2015, is a spacious and well-presented detached family home situated in the heart of Crowborough town centre. The property features a custom-fitted kitchen and dining area with direct access to the rear garden, creating an ideal space for both everyday family life and entertaining. The sitting room is large and inviting, complete with a wood burner. A study located at the front of the house provides a quiet space for home working. The property offers seven bedrooms, several of which include built-in wardrobes. The en suites and family bathroom are finished to a high standard, ensuring both comfort and luxury. Externally, the property offers ample off-road parking, an EV charging point, and access to a single integral garage. The rear garden is generously sized, with a patio adjacent to the house that is perfect for outdoor gatherings plus a decked area at the rear of the garden provides an ideal spot to enjoy the evening sun. Designed with energy efficiency in mind, Almond House offers flexible living arrangements that can accommodate multi-generational living, making it an ideal family home in a central location.

Glass panelled double glazed timber front door opens into:

ENTRANCE HALL:

Fob activated wall mounted alarm, Karndean flooring with underfloor heating and two large storage cupboards one housing CAT 5 media ethernet cabling and broadband points.

WC:

Dual flush low level wc, Roca vanity wash hand basin with storage beneath, porcelain tiled walling, extractor fan, motion sensor LED lighting and obscured window to side.





STUDY:

Wall mounted TV & ethernet points, telephone point, Karndean flooring with underfloor heating and window to front.

SITTING ROOM:

Feature fireplace with Parkway multi-fuel burner, oak bressumer, brick surround and granite hearth, Karndean flooring with underfloor heating, tv, ethernet & sky points, two windows to rear and French doors with access to rear garden.

KITCHEN/DINER:

Kitchen Area:

Range of wall and base units with Corian worktops and upstands over incorporating a Franke sink with vegetable washer tap and instant hot water tap. Space for Rangemaster style cooker with extractor fan over, built-in microwave, built-in wine cooler and space for American style fridge/freezer. Corian breakfast bar area, LED spotlighting, smoke detector, Karndean flooring with underfloor heating and window to front.

Dining Area:

Karndean flooring with underfloor heating, window to rear and French doors opening to rear patio.

UTILITY ROOM:

Range of wall and base units with Corian worktops and upstands incorporating a Franke sink with swan mixer tap, separate spaces for a washing machine and tumble dryer, large walk-in double cupboard, motion sensor LED spotlighting, wall mounted alarm, glass panelled door to side and door into:

SINGLE INTEGRAL GARAGE:

Accessed via roller garage door, motion sensor lighting, wall mounted consumer unit, radiator and glass panelled door to side.

FIRST FLOOR LANDING:

Large airing cupboard with shelving, fitted carpet, window to front and doors to:

BEDROOM:

Selection of built in Hammonds wardrobes, fitted carpet with underfloor heating, tv & ethernet points, two windows overlooking rear garden and door into:

EN SUITE BATHROOM:

Porcelain tiled cubicle with monsoon showerhead and separate handheld shower attachment, panelled bath with side taps and shower attachment, dual flush low level wc, Roca vanity wash hand basin with storage beneath, mirrored cupboard with sensor lighting, chrome heated towel rail, porcelain tiled flooring, extractor fan, LED lighting and window to side.

BEDROOM:

Built-in double wardrobe, tv & ethernet points, fitted carpet with underfloor heating, window to rear and door into:

EN SUITE SHOWER ROOM:

Large walk-in double porcelain tiled cubicle with rainfall showerhead and separate shower attachment, dual flush low level wc, Roca vanity wash hand basin with storage beneath, chrome heated towel rail, mirrored cupboard with sensor lighting, motion sensor lighting, extractor fan and window to side.

BEDROOM:

Built-in wardrobe, tv & ethernet points, fitted carpet with underfloor heating and two windows to front.

BEDROOM:

Built-in double and single wardrobes, fitted carpet with underfloor heating and window to front.

BEDROOM:

Built-in single wardrobe cupboard, tv & ethernet points, fitted carpet with underfloor heating and window to front.

FAMILY BATHROOM:

Panelled bath with side taps and shower attachment, shower cubicle with rainfall showerhead and additional shower attachment, dual flush low level wc, Roca vanity wash hand basin with storage beneath, mirrored cupboard with sensor lighting, chrome heated towel rail, porcelain tiled walling, motion sensor lighting, extractor fan and obscured window to side.

SECOND FLOOR LANDING:

Eaves storage cupboards, smoke detector and doors to:

BEDROOM:

Currently used as a children's playroom with two eaves storage cupboards, loft access via dropdown ladder, tv & ethernet points, Karndean flooring, radiator and window to front.

BEDROOM:

Double wardrobe cupboard housing Viessman boiler, pressurised hot water tank, Karndean flooring, LED spotlighting and three Velux windows.

OUTSIDE FRONT:

Approached via a pea shingle gravelled drive with parking for several vehicles. To the front of the drive is a brick built cupboard housing electricity consumer unit and wall mounted EV point for electric car charging. The remainder of the garden includes various trees and shrubs and side access to rear garden.

OUTSIDE REAR:

Large patio area adjacent to the property with outside lighting and tap. The remainder of the garden is predominately laid to lawn along with a decked area to the rear of the garden.



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 offering 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 areas, 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.

COUNCIL TAX BAND:

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TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

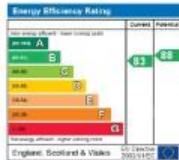
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas





Almond House, Whitehill Road, Crowborough TN6 1JA
Total Area: 266.6 m² ... 2870 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any 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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