



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Extended Mid Terrace House
- 3 Bedrooms
- Bright & Airy Sitting Room
- Front & Rear Gardens
- Single Garage En Bloc
- Energy Efficiency Rating: C

Belvedere Gardens, Crowborough

£325,000

woodandpilcher.co.uk

8 Belvedere Gardens, Crowborough, TN6 2LR

An attractive mid-terrace house situated in a popular residential area. Upon entering, you're greeted by an inner porch leading to a bright and airy sitting room. Beyond this is a spacious kitchen/diner, which has direct access to the rear garden, ideal for family living and entertaining. On the first floor, the house features two generously sized double bedrooms, a smaller single bedroom currently utilised as an office, and a family bathroom. Externally, the property benefits from both front and rear gardens and additionally, there's a garage en bloc, accessed via an up-and-over door. Having been extended over the years to the rear, this home provides added space and presents an excellent opportunity for a new family to personalise to their own taste.

Door with attractive stain glass panel opens into:

PORCH:

Large cupboard housing recently installed Worcester Bosch boiler, and gas/electric meters, wooden flooring, radiator and coats hanging area.

SITTING ROOM:

Fitted carpet, radiator, electric wall lighting and window to front.

OPEN PLAN KITCHEN/DINER:

Diner:

High and low level kitchen units with roll top granite effect work surface, plenty of room for good size dining furniture, understairs storage cupboard and a radiator.

Kitchen:

Range of high and low level units with granite effect roll top work surface incorporating a stainless steel sink. Fan assisted oven and grill with 4-ring gas hob with extractor fan above, spaces for a low level fridge, low level freezer, dishwasher and washing machine. Breakfast bar area with space for bar stool seating, partially fitted carpet and vinyl flooring, part tiled walling, window to rear and sliding door with direct access to rear garden.

FIRST FLOOR LANDING:

Hatch with ladder to part boarded loft and fitted carpet.

MAIN BEDROOM:

Triple wardrobe with hanging rail and shelving, fitted carpet, radiator and window to front.

BEDROOM:

Fitted carpet, radiator and window to rear.

BEDROOM:

Currently being used as an office with wood effect laminate flooring, radiator and window to front with fitted blind.

FAMILY BATHROOM:

Corner panelled bath with mixer tap and wall mounted handheld shower attachment above, low level wc and pedestal wash hand basin.



Part tiled walling, part wooden panelling, cupboard with shelving, fitted carpet, radiator and obscured window to rear.

OUTSIDE FRONT:

The low maintenance area of garden has a selection of planting to include a Yucca and Acer tree and the front facade has an attractive climber.

OUTSIDE REAR:

Enjoying a southerly aspect the garden is principally laid to lawn with two areas of decking and a small patio. In addition there is a selection of established planting and flower bed borders.

SINGLE GARAGE EN BLOC

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.

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

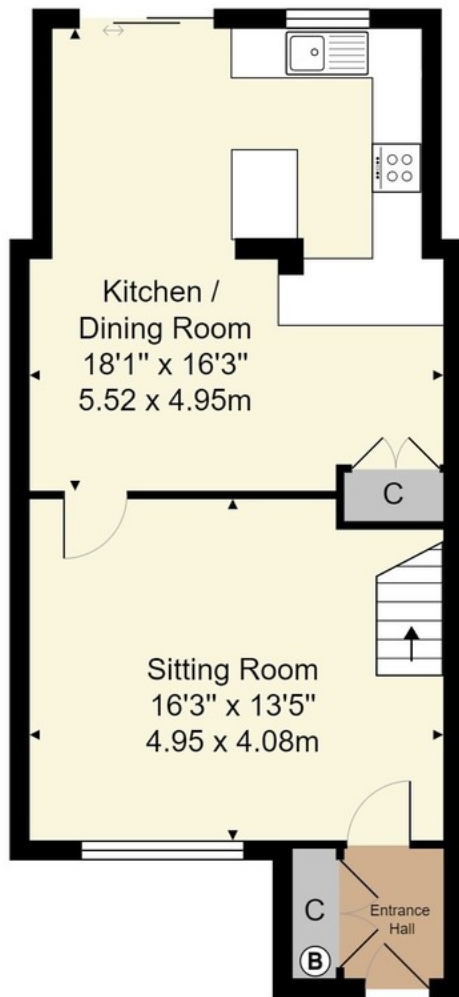
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

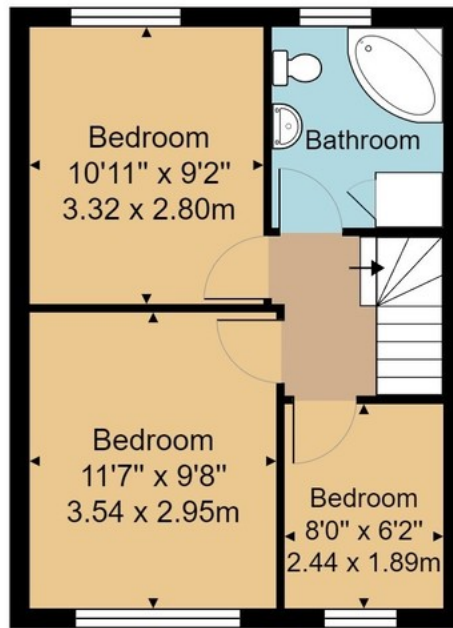
Heating - Gas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 901 ft² ... 83.7 m²

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.

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

