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PILCHER**

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- Semi-Detached House
- 3 Double Bedrooms
- Open Plan Kitchen/Diner
- Large Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

Western Road, Crowborough

£415,000

woodandpilcher.co.uk

1 Laurel Cottages, Western Road, Crowborough, East Sussex, TN6 3EW

This beautifully presented Edwardian semi-detached house has been updated to a high specification by the current owners. At the front of the property, a cosy sitting room with feature fireplace providing a warm and inviting space. The heart of the home is an open-plan kitchen diner, featuring a classic Butler sink, some integrated appliances and plenty of space for a dining room table and chairs. From here, you can access a useful rear lobby, which leads to a utility room and a convenient WC. The first floor, with its galleried landing, leads to two well-sized bedrooms and a modern family bathroom. On the top floor, there is a further double bedroom, providing ample space for a growing family or guests. The house also benefits from off-road parking at the front and a large rear garden with a patio area adjacent to the property, perfect for outdoor dining and relaxation. The combination of period charm and contemporary upgrades makes this home a stylish and practical choice for modern living.

Attractive timber glass panelled front door opens into:

ENTRANCE HALL:

Wood effect porcelain tiled flooring, radiator and door into:

SITTING ROOM:

Feature fireplace with inset iron basket, stone mantel, surround and hearth, stone wood store area, under stairs cupboard with electric consumer unit, smart meter, gas meter and shelving. Continuation of wood effect porcelain tiled flooring, radiator and sash window to front.

KITCHEN/DINER:

Kitchen Area:

High quality range of wall and base units with magic corner cupboard, wine store area, integrated spice rack and double bin. Wooden worktops incorporate a Butler sink with stainless steel Hansgrohe M41 kitchen mixer tap with pull out spray. Appliances include a Beko oven with 4-ring CDA hob with extractor, CDA slimline integrated dishwasher and an integrated fridge and freezer. C P Hart tiled flooring and window to rear.

Dining Area:

Feature fireplace with inset wood burning stove, wood mantle, brick surround and granite hearth, radiator, continuation of C P Hart tiled flooring and glass panelled timber door opens to:

REAR LOBBY:

Continuation of C P Hart tiled flooring, glazed windows with polycarbonate roof and glass panelled door opening out to the side return.

UTILITY ROOM:

Wall mounted Ideal gas boiler, space for fridge/freezer and tumble dryer, radiator and an area of shelving.

WC:

Dual flush low level wc, wash hand basin, tiled surrounds and flooring.

GALLERIED FIRST FLOOR LANDING:

Walk-in wardrobe cupboard, radiator and fitted carpet.

BEDROOM:

Airing cupboard housing hot water tank with shelving, fitted carpet and sash window to rear overlooking the garden.

BEDROOM:

Radiator, fitted carpet and sash window to front.



FAMILY BATHROOM:

Comprising a Bette steel bath with tiled surrounds and Crosswater MPRO deck mounted bath levers with integrated overflow waterfall bath filler and integrated digital shower, dual flush Duravit Me Starck wc and freestanding basin/pedestal with Crosswater MPRO single lever mixer tap with clic clac waste. Chrome ladder style heated towel rail, full height tiled walls, extractor fan and sash window to rear.

SECOND FLOOR LANDING:

Walk-in wardrobe cupboard.

BEDROOM:

Attractive exposed brick area with inset shelving, eaves storage cupboards, radiator, fitted carpet, Velux roof window with blind and window to rear.

OUTSIDE FRONT:

Herringbone brick block driveway provides off road parking and side access to rear garden.

OUTSIDE REAR:

Enjoying a southerly aspect the garden features an attractive patio area ideal for outside seating and entertaining, log stores and water butts. The remainder of the garden being principally laid to lawn. To the very rear of the garden is a rear raised seating area to enjoy the evening sun. In addition is a timber garden shed, various shrubs and fence borders to all sides.

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

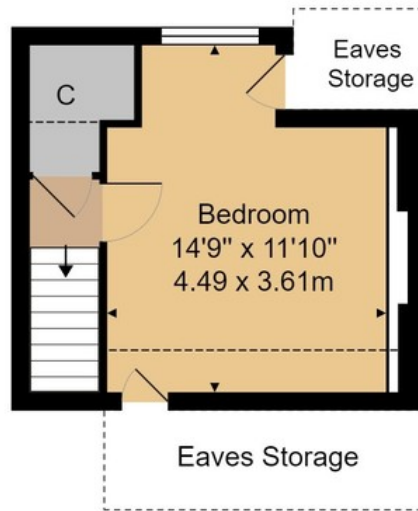
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

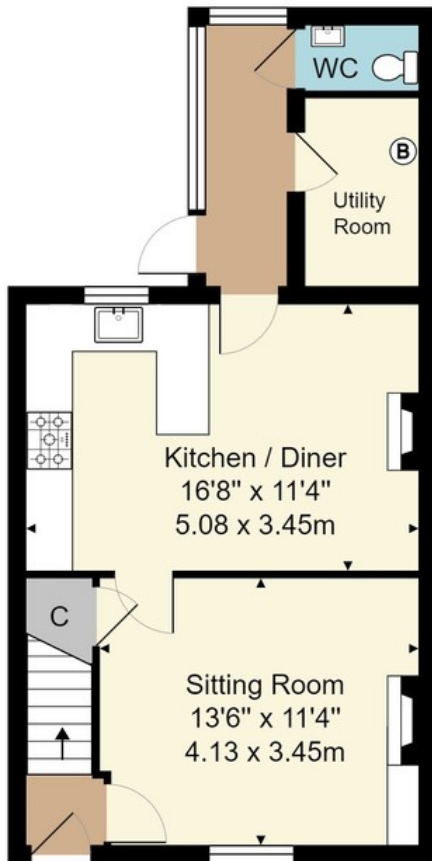
Heating - Gas



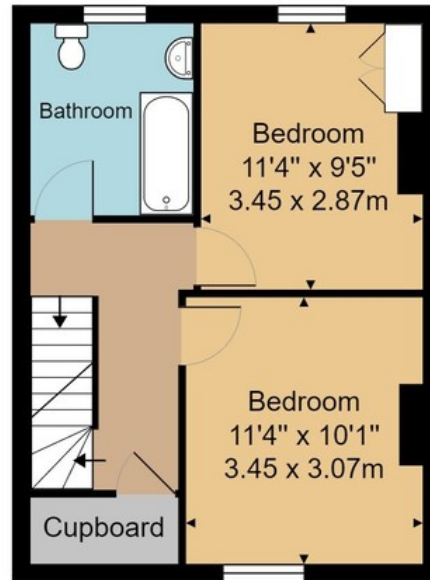
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1089 ft² ... 101.2 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.

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