



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached House
- 4 Bedrooms
- Chain Free
- Front & Rear Gardens
- Garage & Parking
- Energy Efficiency Rating: D

Combe End, Crowborough

£450,000

woodandpilcher.co.uk

12 Combe End, Crowborough, TN6 1NH

Situated in a highly regarded estate close to local amenities and the town centre, this spacious 4-bedroom detached home offers comfortable family living. The property features well-proportioned accommodation, including a downstairs cloakroom for added convenience, a galley-style kitchen, and a bright and airy sitting/dining room that overlooks the rear garden. Externally, there is a driveway at the front providing off-road parking, along with a single garage for additional storage. This home is an excellent choice for families or those seeking a chain-free purchase in a sought-after area.

COVERED ENTRANCE PORCH:

Outside lighting and obscured glass panelled uPVC front door opens into:

ENTRANCE HALL:

Stairs to first floor, radiator, fitted carpet, dado rails and two under stairs cupboards.

DOWNSTAIRS WC:

Low level wc, wall mounted wash hand basin, radiator, wood laminate flooring and obscured window to side.

KITCHEN:

Range of wall and base units with worktops over, tiled splashbacks and a stainless steel sink with draining area. Fridge and freezer and space for a cooker and washing machine. Wall mounted Potterton gas boiler with heating controls, vinyl flooring, window to side and obscured door to side return.

SITTING/DINING ROOM:

Sitting Room:

Feature stone effect fireplace with stone recess and hearth, original chimney with open fire (not tested), fitted carpet, radiator and sliding doors opening to rear patio.

Dining Room:

Radiator, fitted carpet and large window overlooking rear garden.

FIRST FLOOR LANDING:

Radiator, fitted carpet and loft access.

BEDROOM:

Fitted wardrobe cupboards with storage above, fitted carpet, radiator and window to rear overlooking the garden.

BEDROOM:

Fitted carpet, radiator and window to rear overlooking the garden.

BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Currently used as a music room/office with a radiator, ceiling fan, fitted carpet and window to front.



FAMILY BATHROOM:

Panelled bath with tiled surrounds and Triton electric shower over, low level wc, pedestal wash hand basin, cupboard housing hot water tank with shelving, radiator and obscured window to side.

OUTSIDE FRONT:

The front area of garden is predominately laid to lawn along with a concrete driveway providing access to a single garage. The garage houses the Smart gas and electric meters and is accessed via an up/over door.

OUTSIDE REAR:

Large patio adjacent to the property with the remainder of the garden principally laid to lawn with a timber shed, planting to rear, fence borders to all sides and side access via a timber gate.

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 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:

Leasehold

Lease - 999 years from 25th March 1961

Service Charge - currently £nil

Ground Rent - currently £35.00 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

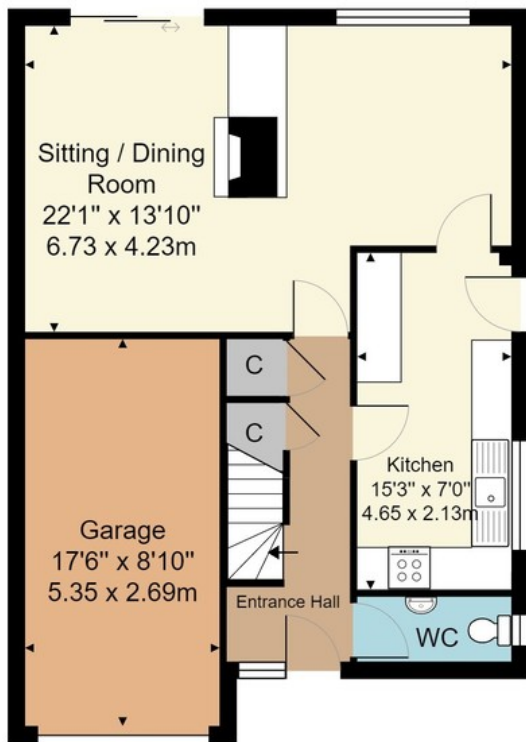
Mobile Phone Coverage search Ofcom checker

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

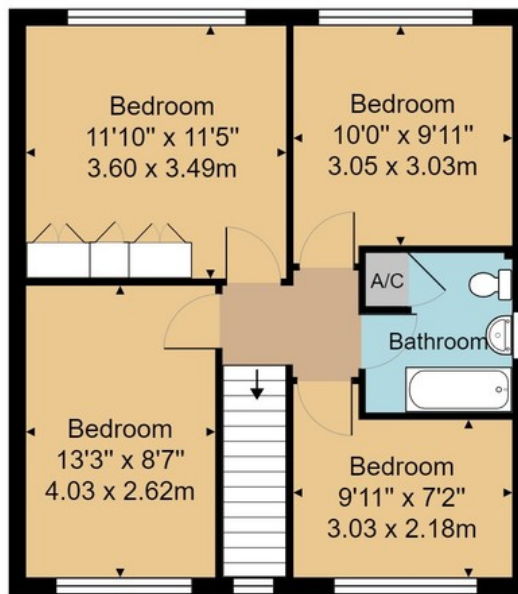
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating





Ground Floor



First Floor



Approx. Gross Internal Area 1214 ft² ... 112.8 m²
(Includes 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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Heathfield 01435 862211
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 Letting & Management 01892 528888
 Associate London Office 02070 791568

