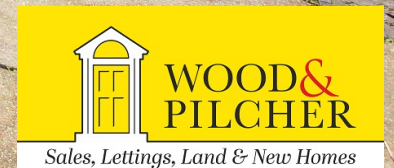




ROCKINGTON WAY  
CROWBOROUGH - £595,000





# 42 Rockington Way

Crowborough, TN6 2NL

**Covered Entrance Porch - Entrance Hall - Downstairs WC  
Kitchen/Dining/Family Room - Utility Room - Sitting Room  
Main Bedroom With En-Suite Shower Room - Three  
Further Bedrooms - Family Bathroom - Driveway Providing  
Off Road Parking - Good Sized Rear Garden & Patio**

This much loved detached family home has been lovingly cared for and beautifully presented throughout. It has been thoughtfully extended to create a spacious and inviting open-plan kitchen, dining, and family room, perfect for modern living and entertaining. A convenient utility room lies just off the family room, and the former garage has been cleverly transformed into a versatile office space and store room. There is a well-proportioned separate, dual aspect sitting room providing plenty of space for sofa seating and benefits from an attractive fireplace. The welcoming entrance hall leads to a handy WC, ensuring ease and practicality and upstairs, you'll find four bedrooms, including a main bedroom with built-in wardrobes and en suite shower room. The second bedroom also features fitted wardrobes for extra storage. To the front of the home, there's off-road parking, while the rear garden boasts a generous patio area and an area of lawn, ideal for relaxing or entertaining. The property is situated in a popular residential area, with excellent access to a mainline railway station and local amenities.

## **COVERED ENTRANCE PORCH:**

Outside lighting, electric meters, gas meters. Composite glass panelled door opens onto:

## **ENTRANCE HALL:**

Stairs to first floor landing and understairs cupboard.

## **DOWNSTAIRS CLOAKROOM:**

Dual flush low level WC, vanity wash basin, radiator, tiled flooring and obscured window to front.

## **KITCHEN/DINER/FAMILY ROOM:**

Kitchen/Dining Area:

Range of wall and base units with Silestone worktops/upstands incorporating a one and a half bowl stainless steel sink. Appliances include an integrated eye level double oven, a wine rack and space for Space for American style fridge/freezer. In addition is a centre island with Silestone worktops, a 4-ring induction hob with extractor fan, useful pan/drawer storage and a breakfast bar. Space for dining furniture with pendant lighting. Tiled flooring, radiator, windows to front and rear and glass panelled door opening onto rear patio and garden. Opening through to:





**Family Room:**

Space for sofa seating, tiled flooring, Velux roof window and glass panelled double doors opening onto the rear patio and garden.

**UTILITY AREA:**

Range of wall and base units with worktops/upstands over, stainless steel sink and space for washing machine. Wall mounted 'Worcester Bosch' boiler, tiled flooring, radiator, Velux roof window and doors to front and side return.

**SITTING ROOM:**

Fireplace with wooden mantle, surround and hearth, part panelled walling with dado rail, two radiators, wall lighting and dual aspect with box bay window to front and large window to rear overlooking the garden.

**OFFICE:**

Wall mounted electric heater, fitted carpet and window to rear.

**FIRST FLOOR LANDING:**

Hatch with ladder to part boarded loft and fitted carpet.

**BEDROOM:**

Extensive range of fitted wardrobes, radiator, fitted carpet, window to front and door to:

**EN-SUITE SHOWER ROOM:**

Shower cubicle with tiled surrounds and 'Aqualisa' wall mounted shower, dual flush low level WC, vanity wash basin, chrome heated towel rail, vinyl flooring and Obscured window to front.

**BEDROOM:**

Radiator, fitted carpet and window overlooking the rear.

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**BEDROOM:**

Extensive range of wardrobe cupboards, radiator, fitted carpet and window to front.

**FAMILY BATHROOM:**

Panelled bath with side taps, tiled surrounds, integrated shower over and separate shower attachment, dual flush low level WC and vanity wash basin with storage under. Chrome heated towel rail, mirrored wall, vinyl flooring, cupboard housing hot water tank with further storage and obscured window to front.

**OUTSIDE FRONT:**

A long concrete drive providing off road parking for several vehicles. Shingled area with small tree and an up/over door providing access to store room.



#### OUTSIDE REAR:

A good sized corner plot with hardstanding area adjacent to the property. Fence borders to all sides, attractive planting.

#### SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

E

#### VIEWING:

By appointment with Wood & Pilcher 01892 665666

#### ADDITIONAL INFORMATION:

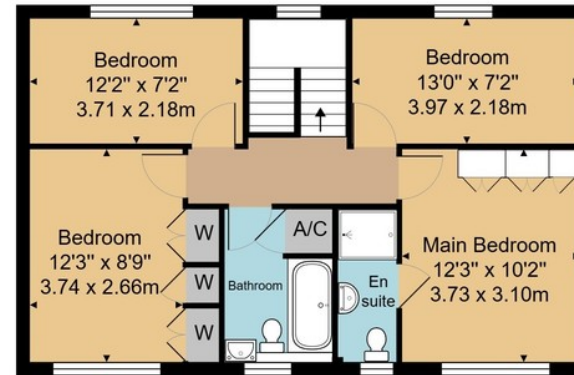
Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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First Floor



Ground Floor



Approx. Gross Internal Area 1653 ft<sup>2</sup> ... 153.6 m<sup>2</sup>

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.