



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- 2 Bedrooms
- Sitting Room
- Kitchen
- Off Road Parking
- Energy Efficiency Rating: C

Figg Lane, Crowborough

£430,000

woodandpilcher.co.uk

Casinha, Figg Lane, Crowborough, TN6 2PD

Situated in a quiet and private road, this detached bungalow is offered to the market chain-free, presenting an ideal opportunity for buyers seeking a well-connected location. The property offers a spacious sitting room and a well-fitted kitchen, along with two double bedrooms-one featuring an en suite WC. A separate shower room completes the internal accommodation. Outside, the bungalow is complemented by well-maintained lawned gardens, a private courtyard area, and ample off-road parking for multiple vehicles. This is a rarely available home in a desirable, tucked-away position.

UPVC door opens into:

HALLWAY:

Airing cupboard housing water tank with shelving above, oak laminate flooring, loft access, radiator, smoke alarm.

SITTING ROOM:

Continuation of oak laminate flooring, electric fireplace with laminate surround and hearth. Large double glazed window to the front of the property and sliding doors providing access to main bedroom.

KITCHEN:

A light and airy room fitted with a range of low and high level white cabinets with work surfaces over. Circular sink with swan neck mixer tap, grey tiled walls. Four ring induction hob with extractor fan over and integrated oven. Integrated dishwasher. Space for freestanding fridge/freezer, washing machine and tumble dryer. 'Worcester Bosch' boiler, radiator and uPVC window to the front.

BEDROOM:

Carpeted, radiator, built-in four door wardrobe. Access to loft space via permanent ladder. Double glazed French doors to courtyard and further double glazed window to the side of the property

EN-SUITE WC:

Low level WC, vanity unit incorporating a wash hand basin with tiled surround and lino flooring.

BEDROOM:

Oak laminate flooring, built-in six door wardrobe with a combination of shelving and hanging space, radiator. French doors to side of property and double glazed window.

SHOWER ROOM:

Fitted with a suite comprising walk-in shower with tiled surrounds and 'Aqualisa' shower, integrated unit with low level WC and wash hand basin with mixer tap and cupboards below. Tiled flooring, chrome hand rail. Double glazed windows to rear with obscure glass.



OUTSIDE:

Tarmac driveway with parking for two/three vehicles with double gates and further area for parking another vehicle behind, leading to a paved courtyard to the rear. The front garden is set to lawn with flower beds and mature shrubs.

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 Bridge in approximately one hour 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. 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 grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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

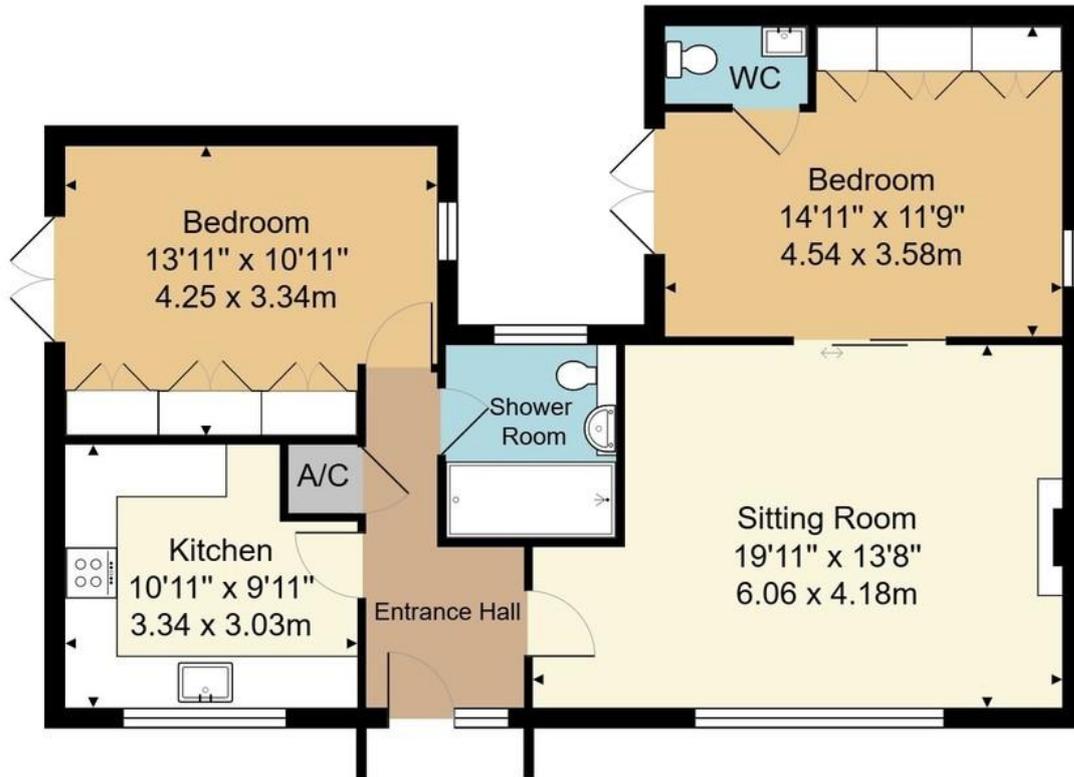
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Rights and Easements - Each property is responsible for their half of the lane adjacent to boundary



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 797 ft² ... 74.1 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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