



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached Period House
- 3 Double Bedrooms
- 3 Reception Rooms
- Pretty Rear Garden
- Off Road Parking Space
- Energy Efficiency Rating: D

**Crowborough Hill, Crowborough**

**£355,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## Claremont, Crowborough Hill, Crowborough, TN6 2EG

New to the market for the first time in 60 years, this extended and well presented period semi-detached family home is ideally located just moments from local amenities and a short walk to the mainline train station. Upon entering, the front door opens into a welcoming hallway that leads directly into a generously sized sitting room, featuring a traditional-style feature fireplace and a bay window to the front. Also accessible from the hallway is a spacious dining room, easily accommodating a large formal dining table. The traditional-style kitchen connects to a bright and airy family room/sunroom, enhanced by side windows and French doors that open out onto a patio and the well-kept rear garden. Upstairs, the home offers two exceptionally large double bedrooms, one of which presents the potential to add a small en-suite shower room, along with a third, smaller double bedroom. A family bathroom serves the bedrooms and is complemented by a separate WC. Externally, the property benefits from off-road parking for one vehicle. The rear garden is flat, beautifully maintained, and includes a patio area and garden shed. This period family home presents an excellent opportunity for a new family to renovate and personalise.

### OPEN PORCH:

Double glazed door opens into:

### ENTRANCE HALL:

Fitted carpet and door into:

### SITTING ROOM:

Traditional style feature fireplace with brick hearth and mantle. Picture rail, wall lighting and bay window to front.

### INNER HALLWAY:

Fitted carpet, radiator and under stairs cupboard housing electric consumer unit and electric meter.

### DINING ROOM:

Brick feature fireplace with hearth and mantle. Fitted carpet, radiator, picture rail and window to the rear.

### KITCHEN:

Traditional range of high and low level units with roll top work surfaces incorporating a stainless steel sink. Appliance space for a freestanding oven, low level fridge and washing machine. Floor standing Gloworm boiler, space for breakfast table and pantry cupboard with shelving. Tile effect flooring, door to side with access to front and rear gardens.

### FAMILY ROOM/SUN ROOM:

Plenty of space for sitting and dining room furniture, fitted carpet, radiator, window to side and French doors open out to a paved patio and garden beyond.

### FIRST FLOOR LANDING:

Large built-in storage cupboard, fitted carpet, radiator and hatch with ladder to a large part boarded loft.

### MAIN BEDROOM:

Potential to add a small shower room and currently comprising a corner wash hand basin with tiled splashback and the glass mirror above. Fitted carpet, two radiators, two windows to side offering far reaching treetop views and additional large picture window to rear overlooking the garden with woodland and far reaching views to the side.





**BEDROOM:**

Triple fitted wardrobes, pull out drawer storage with fitted glass mirror and cupboards above. Picture rail, fitted carpet, radiator and two windows to front.

**BEDROOM:**

Fitted carpet, radiator and window to rear.

**FAMILY BATHROOM:**

Panelled bath with wall mounted shower attachment and glass shower screen, pedestal wash hand basin, tiled splashback, mirror above and shaver point. Area of floating shelving, airing cupboard housing hot water tank with wooden slatted shelving, fitted carpet, radiator and part obscured window to the side.

**SEPARATE WC:**

Low level WC, radiator, fitted carpet, part tiled walling and part obscured window to the side.

**OUTSIDE FRONT:**

Off road parking for one vehicle, outside tap and wooden gate to the side with access to the rear garden.

**OUTSIDE REAR:**

A beautifully kept flat, sunny rear garden which is mainly laid to lawn for easy maintenance accompanied by a selection of mature trees and shrubs, a paved patio and wooden garden shed with electrics, light and power points.

**SITUATION:**

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**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](http://www.gov.uk)

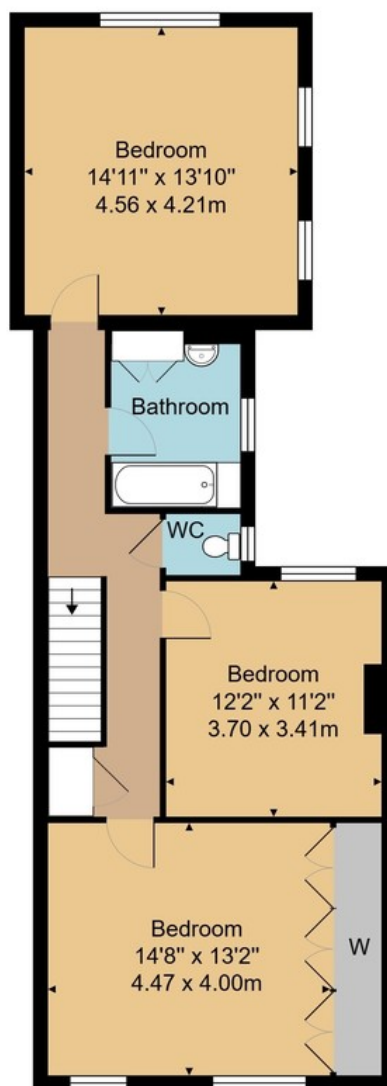
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating





**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1602 ft<sup>2</sup> ... 148.8 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.

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