



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End of Terrace House
- 2 Bedrooms
- 2 Reception Rooms
- Kitchen
- On Street Parking
- Energy Efficiency Rating: E

Mottins Hill, Crowborough

£315,000

woodandpilcher.co.uk

Rosemary Cottage, 4 Mottins Hill, Crowborough, TN6 3SE

Being offered to the market with no onward chain is this charming end of terrace Edwardian home, tucked away in the quiet backwater setting of Mottins Hill, Crowborough. The property features two reception rooms, each with an attractive feature fireplace, a kitchen with adjoining lean-to, two bedrooms, and a family bathroom on the first floor. Outside, the home enjoys both front and rear gardens and parking is on street.

Glass panelled timber front door open into:

SITTING ROOM:

Feature fireplace incorporating an iron basket with wood mantel, surround and tiled hearth, shelving to either sides of the fireplace and a louver cupboard housing electricity meter. Carpet as fitted, radiator and sash window to front.

DINING ROOM:

Feature fireplace with tiled mantle, surround and hearth, understairs storage cupboard with shelf above and further area of shelving with storage cupboards below. Carpet as fitted, radiator, door with stairs to first floor and sash window to rear.

KITCHEN:

Range of wall and base units with worktops and tiled splashbacks over incorporating a stainless steel sink with drainer and swan mixer tap. Separate spaces for a cooker with extractor fan over, washing machine and fridge/freezer. Wall mounted Vaillant gas boiler, window to rear and timber back door with access to a lean-to providing a storage area, window to side and uPVC door out to rear garden.

FIRST FLOOR:

BEDROOM:

Two louver fronted wardrobe cupboards with additional storage above, carpet as fitted, radiator and sash window to front.

BEDROOM:

Airing cupboard housing hot water tank with shelving, carpet as fitted and window to rear.

FAMILY BATHROOM:

Panelled bath with shower attachment over and tiled surround, wc, pedestal wash basin and obscured window to rear.

OUTSIDE REAR:

Hardstanding area adjacent to the property, outside tap and a timber gate.. The remainder of the garden is predominately laid to lawn with areas of planting, timber shed and fence borders to all sides.

OUTSIDE FRONT:

Low maintenance area of garden with various shrubs and pathway to front door. Passageway provides access to the rear garden.

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 an excellent range of schooling, 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:

C

VIEWING:

By appointment with Wood & Pilder Crowborough on 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

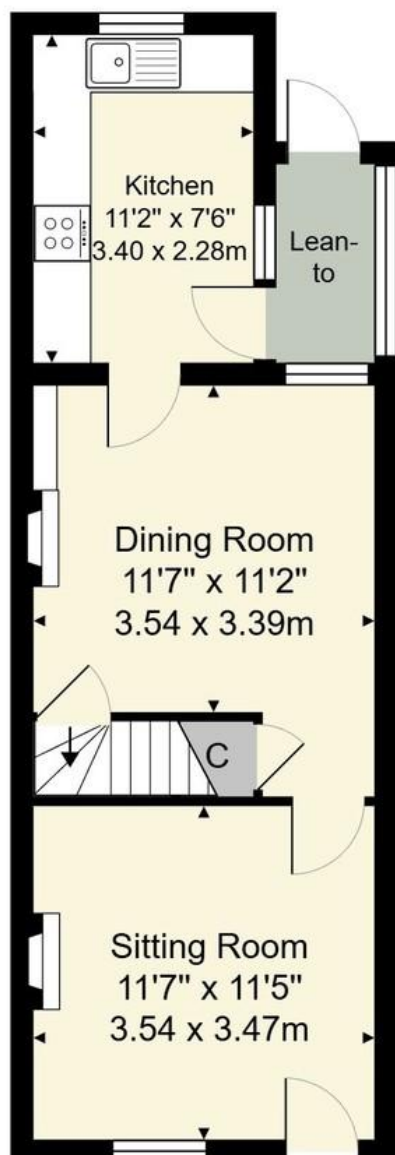
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

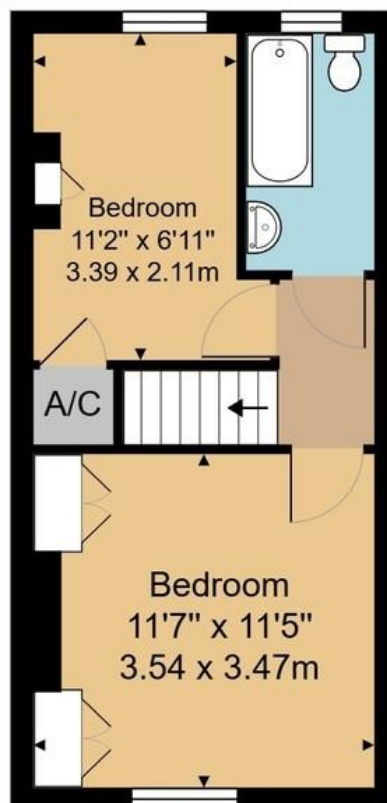
Heating - Gas Heating

Rights and Easements - Occasional Victorian access to the rear via No 5 for bins and garden waste





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Approx. Gross Internal Area 718 ft² ... 66.7 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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Heathfield 01435 862211
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 Associate London Office 02070 791568

