



WOOD & PILCHER
FOR SALE
01892 665666

WOODBURN COTTAGE, SMUGGLERS LANE,
CROWBOROUGH, EAST SUSSEX, TN6 1TG
£500,000



**Woodburn Cottage, Smugglers Lane,
Crowborough, East Sussex, TN6 1TG**

Situated on the outskirts of the town, a characterful 3 bedroom stone cottage now in need of modernisation and updating

Entrance porch, entrance hall, kitchen/breakfast room, dining room, living room, family bathroom, gardens, garage, gas heating



**Crowborough, The Cross, Crowborough,
East Sussex, TN6 1AL**
Tel: 01892 665666- Fax: 01892 668960
Email: crowborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

SITUATION: The property is situated in this much sought after private no-through road. Crowborough provides a good range of shopping facilities, junior and senior schooling and main line rail service at nearby Jarvis Brook with service of trains to London in about one hour. The town also enjoys a wide selection of sporting facilities including golf at both the Beacon and Boars Head courses, the Crowborough Leisure Centre with indoor swimming pool, and the Crowborough Squash and Tennis Club, whilst the famous Ashdown Forest with its superb walks and riding facilities is nearby. The larger spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive

The present accommodation is arranged as follows:

Step up to double glazed upvc front door into

ENTRANCE PORCH: Being fully double glazed, pitched timber cladded ceiling, light, water connection, gas meter, tiled floor, glazed timber door into

ENTRANCE HALL: With radiator, timber doors to



KITCHEN/BREAKFAST ROOM: With Velux window, double glazed windows to front, 2 glazed inserts to entrance porch, double glazed upvc door to rear garden, vinyl flooring, timber cladded walls and ceiling, range of matching wall and base units, roll top work surfaces, inset 2 stainless steel sink units and drainer, tiled splashback. space for oven, space for fridge, space for washing machine, space for freezer, cupboard housing meters and fuses, inset 'old style' Aga, understairs storage cupboard with wall mounted water and heating controls, shelving, obscured glazed window to side, wall mounted gas boiler

DINING ROOM: With 2 double glazed windows to front, 2 radiators, 2 wall lights, wooden flooring, fitted shelving unit, heavily beamed ceiling, large stone feature fireplace with inset electric fire, timber door through to

LIVING ROOM: With double glazed window to front, double glazed door to garden, radiator, feature stone wall

From entrance hall staircase to

FIRST FLOOR LANDING: With double glazed window to rear, radiator, fitted cupboard over stairwell, storage cupboard with obscured double glazed window to side, fitted shelving. Timber doors to

MASTER BEDROOM: With double glazed windows to front and side, radiator, loft hatch with access to attic

BEDROOM 2: With double glazed window to front, radiator, wooden flooring, fitted shelving unit, picture rail

BEDROOM 3: With double glazed window to front, radiator, access to attic via loft hatch, fitted unit and shelving unit, stainless steel sink unit with light and shelving above

FAMILY BATHROOM: With obscured double glazed window to side, vinyl flooring, small loft hatch with access to attic, radiator, low flush wc suite with timber cladding to rear, enclosed bath suite with separate shower over and bi-folding glass screen, fully tiled walls, pedestal wash hand basin, large airing cupboard housing hot water cylinder and slatted shelving, further storage cupboard to side

OUTSIDE: To the front of the property is a brick paved driveway with parking for several vehicles leading to side and rear gardens being laid mainly to lawn. Small slabbed patio with footpath to rear kitchen door. The garden is mainly fence and hedge bound. Garden shed. Outside lights **DETACHED SINGLE GARAGE** with up and over door

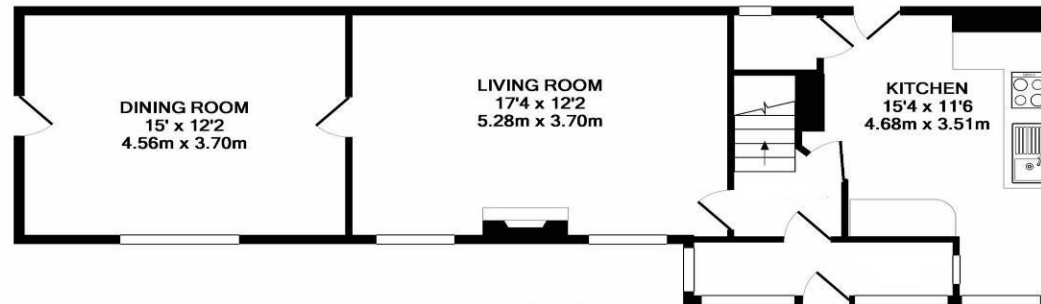
TENURE: Freehold

VIEWINGS: Via Wood & Pilcher on 01892 665666

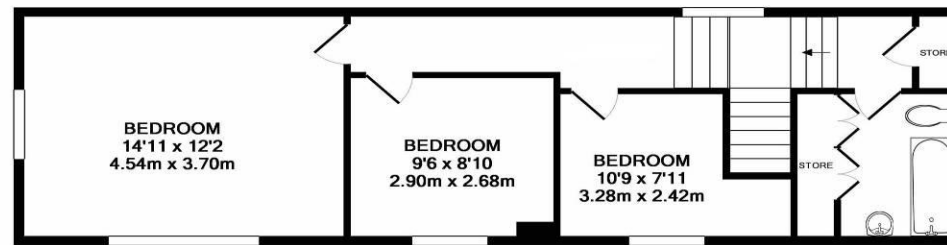
DIRECTIONS: From our offices, turn left at the traffic lights onto London Road and take the 5th turning on the left hand side into Smugglers Lane where the property will be found as the first house on the right hand side

Energy Efficiency Rating: D





GROUND FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.0 SQ.M.)

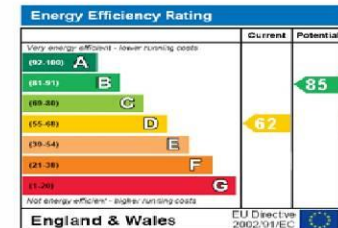


1ST FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)

Woodburn Cottage, Smugglers Lane, Crowborough TN6 1TG

TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



IMPORTANT NOTICE - Wood & Pilcher, their clients and any joint agents give Notice that they have no authority to make or give any representations or warranties in relation to the Property. Any statements on which a Purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or dimensions are approximate and must be independently verified. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the Property has necessary Planning, Building Regulation or other Consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated Title, or the existence of any Covenants or other legal matters which may affect the property.