



**FOREST VIEW, GHYLL ROAD,
CROWBOROUGH, EAST SUSSEX TN6 1ST
£775,000**



WOOD & PILCHER

Forest View, Ghyll Road, Crowborough, East Sussex, TN6 1ST

Located on the edge of the Ashdown Forest enjoying far reaching views, a brand new Sussex style house built to an exceptionally high standard throughout with an approximate floor area of 2,884 sq.ft.

Gabled entrance, reception hall, utility room, study with Juliette balcony, sitting room with Juliette balcony, excellent open planned kitchen/dining room, master bedroom suite with ensuite shower room, guest bedroom suite with wet room, 2 further double bedrooms, family bath/shower room, gas fired heating, under floor heating, upvc double glazed windows, oak doors and door frames, secluded rear garden, front garden, double garage, driveway and remaining 10 year NHBC certificate



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 popular and much sought after residential road, which gives easy access to the town centre with its good shopping facilities, a wide range of junior and senior schools (St John's Primary School nearby) and main line rail service at Jarvis Brook. The town also provides excellent sporting facilities with golf at both the Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive. The property also gives very easy access to the nearby Ashdown Forest with its superb walking and riding facilities.

The present accommodation is arranged as follows:

GABLED ENTRANCE: With front door with opaque double glazed inserts opening into

RECEPTION HALL: With staircase to first floor landing, understairs storage, spotlighting, understairs oak panelling, heating control thermostat, underfloor heating

UTILITY/DRYING ROOM: With range of matching wall and base units with integrated washing machine and tumble dryer, airing cupboard housing pressurised hot water cylinder and storage space adjacent, stainless steel sink unit, spotlighting, underfloor heating



BEDROOM 3: With upvc double glazed window to front with far reaching roof tops views, granite window sill, wall light points, high level tv point, telephone point, spotlighting, heating control thermostat, underfloor heating, CAT 6 cabling

BEDROOM 2: With upvc double glazed window to front with far reaching roof tops views, granite window sill, wall light points, high level tv point, telephone point, spotlighting, heating control thermostat, underfloor heating, CAT 6 cabling

GUEST BEDROOM SUITE: With upvc double glazed double doors opening to the side pathway and garden, wall light, high level tv point, telephone point, ceiling cornicing, spotlighting, heating control thermostat, underfloor heating, CAT 6 cabling. Door to

ENSUITE WET ROOM: Being fully marbled with wall mounted shower unit with wide soaker rose, wash hand basin, concealed low level wc suite, fully tiled walls and floor, recessed touch sensitive mirror with spotlight over, shaver point, upvc double glazed window to side, spotlighting, heating control thermostat, underfloor heating

FAMILY BATHROOM/WET ROOM: Being fully marbled with freestanding double ended bath with recess display shelves, his and hers vanity wash hand basins with granite surface, touch sensitive mirror above, concealed low level wc suite, wet room area with wall mounted chrome taps and wide soaker rose, heated ladder style towel rail, fully tiled walls and floor, spotlighting, heating control thermostat, underfloor heating

From reception hall stairs to **FIRST FLOOR LANDING:**

CLOAKROOM: With low level wc suite, vanity wash hand basin with cupboard under, heated chrome ladder style towel rail, opaque upvc double glazed window to side, part tiled walls, tiled flooring, spotlighting, heating control thermostat

STUDY: With upvc double glazed doors with adjacent floor to ceiling side panels opening onto the Juliette balcony with far reaching views, high level tv point, telephone point, radiator, spotlighting, heating control thermostat, CAT 6 cabling

SITTING ROOM: With upvc double glazed doors with adjacent floor to ceiling side panels opening onto the Juliette balcony with far reaching views, further upvc double glazed window to front, marble fireplace with matching hearth and surround, high level tv point, telephone point, radiators, wall light points, spotlighting, twin oak internal doors, heating control thermostat, CAT 6 cabling

KITCHEN/DINING ROOM: Being well fitted and equipped with a range of Shaker style wall and base units, one and a half bowl Franke stainless steel sink unit, cupboards with integrated drawer style Fisher and Paykel dishwasher beneath, granite work surfaces, deep pan drawers, integrated Bosch stainless steel double ovens with cupboard above and below, recess Fisher and Paykel American style fridge/freezer, retractable larder style unit, glazed display cupboards, granite breakfast bar, 2 tall radiators, granite uprights, tiled surrounds, under unit spotlighting, full width bi-folding double glazed doors to patio and gardens, spotlighting, heating control thermostat, CAT 6 cabling

From the first floor landing staircase to **SECOND FLOOR LANDING:**

MASTER BEDROOM SUITE: With impressive double aspect with Velux balcony window to front with far reaching views, upvc double glazed window to rear, extensive eaves storage cupboards, wall light points, spotlighting, radiators, CAT 6 cabling. Doors to

WALK-IN CLOSET: With integrated shelving, heated ladder style towel rail, spotlight.

ENSUITE BATH/SHOWER/WET ROOM: Being fully marbled with freestanding double ended bath with overhead rain shower attachment, wet room area with wall mounted shower unit with wide soaker rose, wash hand basin, concealed low flush wc suite, heated chrome ladder style towel rail, Velux window to

front, spotlighting

OUTSIDE: The property is approached via a driveway providing ample parking leading to the **DOUBLE GARAGE** with twin up and over doors, power and light connected. Steps rise to an area of front garden laid to low maintenance synthetic grass and enclosed by oak balustrading. To the rear there is a low maintenance secluded garden

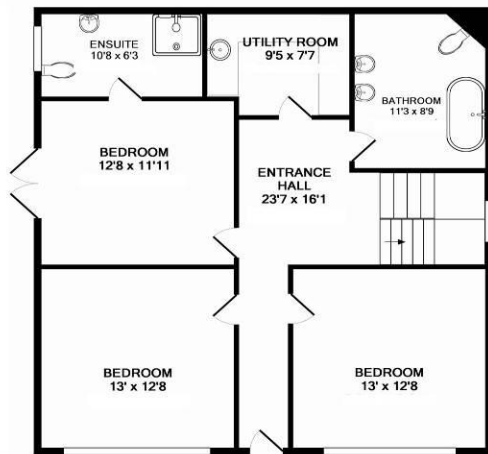
TENURE: Freehold

VIEWINGS: Via Wood & Pilcher on 01892 665666

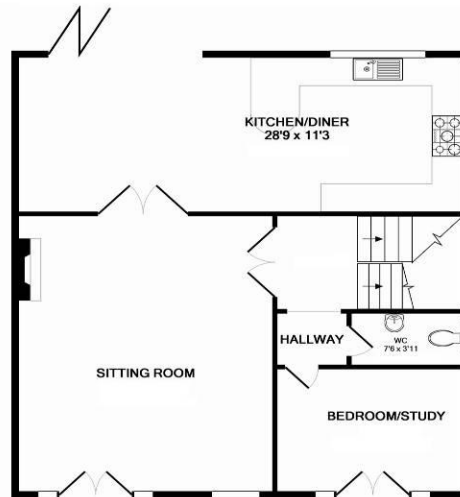
DIRECTIONS: From our office in Crowborough turn left at the traffic lights and proceed down London Road. After passing Elm Court Road on the left take the next turning left into Ghyll Road where the property will be seen a short way along on the left hand side

SAP Rating: B





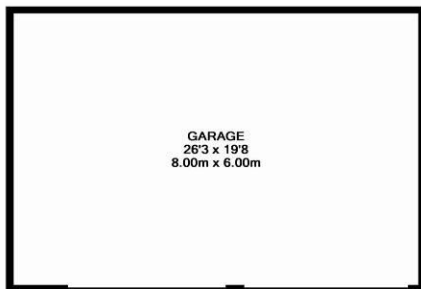
GROUND FLOOR
APPROX. FLOOR
AREA 891 SQ. FT.
(82.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 895 SQ. FT.
(83.1 SQ.M.)



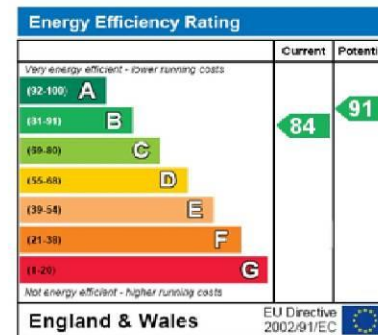
2ND FLOOR
APPROX. FLOOR
AREA 581 SQ. FT.
(53.9 SQ.M.)



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TOTAL APPROX. FLOOR AREA 2884 SQ.FT. (267.9 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.
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