



**12 HIGHLANDS CLOSE,
CROWBOROUGH, EAST SUSSEX TN6 1BE
£685,000**



WOOD & PILCHER

12 Highlands Close, Crowborough, East Sussex TN6 1BE

A most impressive modern detached Georgian style house situated on a large corner plot in this much sought after location within walking distance of the town centre

4 bedrooms, en suite shower room, bathroom, reception hall, cloakroom, through sitting room, dining room, kitchen/breakfast room, orangery, gas heating, double glazing, double garage, good size private garden

*** NO CHAIN



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

SITUATION: Highlands Close is a small development of only 12 detached houses situated in a most convenient location giving easy access to the town centre with its good shopping facilities. The town also provides a wide selection of junior and senior schooling and excellent sporting facilities. Access to the famous Ashdown Forest with its superb walks and riding facilities is nearby. There is main line rail service at nearby Jarvis Brook with service of trains to London in about one hour, whilst the spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance. The coast at both Brighton and Eastbourne can be reached well within one hour's drive.

The present accommodation is arranged as follows:

Steps up to obscured double glazed upvc front door leading into

ENTRANCE HALL: With tiled floor, recessed spotlights, wall mounted thermostat, large understairs storage cupboard, glazed double doors to

DINING ROOM: With 2 double glazed windows to front, double glazed circular window to side, 2 wall lights, solid oak flooring



LIVING ROOM: With 2 double glazed windows to front, 2 double glazed circular windows to side, recessed spotlights, feature fireplace with inset woodburning stove, marble surround and mantle, slate hearth, 2 wall lights, double glazed doors with double glazed windows to either side leading into

ORANGERY: With fully tiled floor, fully double glazed windows and glass roof, recessed spotlights, 2 double patio doors leading onto garden

From entrance hall door to

CLOAKROOM: With obscured double glazed window to rear, tiled floor, part tiled walls, low flush wc suite, pedestal wash hand basin with mirror above, recessed spotlight, extractor fan

KITCHEN: With double glazed windows to rear, double glazed door to rear, obscured double glazed door to front, checkered tiled flooring, recessed spotlights, range of matching wall and base units with granite work surfaces, inset one and a half stainless steel sink bowl and drainer, space for dishwasher, space for washing machine, integrated fridge, integrated freezer, cupboard housing Worcester gas boiler, space for Aga with extractor fan above

From entrance hall staircase to

FIRST FLOOR LANDING: With large double glazed window to rear at halfway point, recessed spotlights, access to attic, cupboard housing hot water tank with slatted shelving

FAMILY BATHROOM: With recessed spotlights, extractor fan, obscured double glazed window to rear, large pedestal wash hand basin with mirror above, low flush wc suite, enclosed bath suite with shower attachment over and glass screen, part tiled walls, shaver point

MASTER BEDROOM: With double glazed window to front and side, fitted wardrobe to one wall, fitted chest of drawers. Door to

EN SUITE SHOWER ROOM: With obscured double glazed window to rear, recessed spotlights, extractor fan, part tiled walls, pedestal wash hand basin with mirror above, low flush wc suite, bidet, fully tiled enclosed shower cubicle with sliding door and Aqualisa shower, wall mounted grab rail, shaver point

BEDROOM 2: With double glazed window to front, 2 wall lights, fitted wardrobe

BEDROOM 3: With double glazed window rear, fitted shelving and storage

BEDROOM 4: With double glazed window to front, fitted shelving and storage

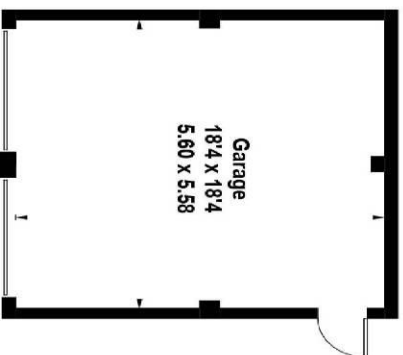
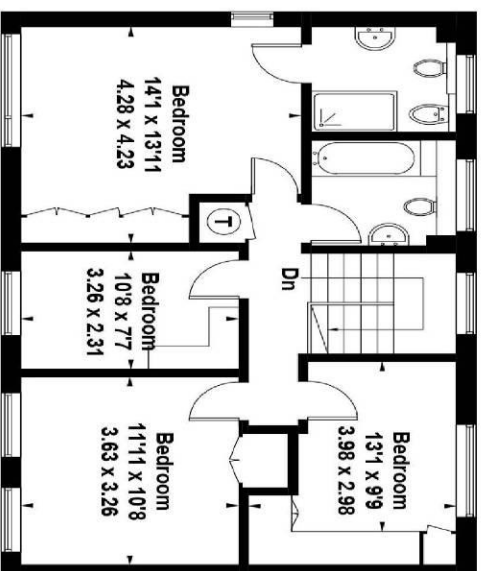
OUTSIDE: The property occupies a large corner plot and is approached via a shingled driveway with parking for several vehicles and an area laid to lawn. Brick footpath leading to front door with areas of flower beds. Outside light. Front garden is mainly hedge bound. Metal gate to side with storage area with light. Further metal gate to other side to rear garden with slabbed patio area, various flower and shrub borders. Large area laid to lawn. Timber greenhouse. Large timber shed/workshop with power and light, solid wood flooring and glazed window to front. Timber door leading into **DETACHED DOUBLE GARAGE** with electric up and over doors, power and light connected. The rear garden is wall and fence bound. Outside tap. Second driveway leading to double garage with space for several vehicles.

VIEWINGS: Via Wood & Pilcher on 01892 665666

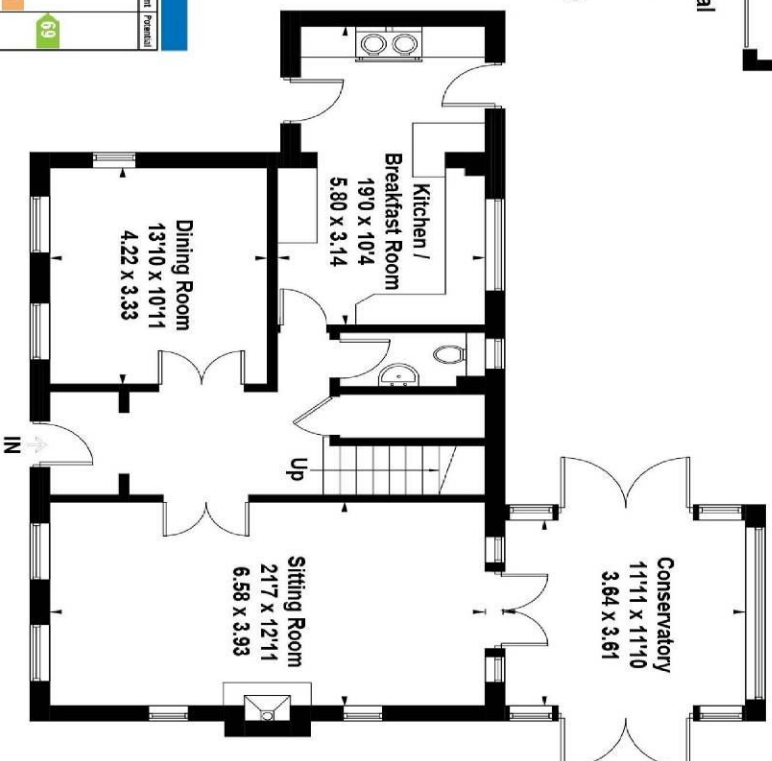
DIRECTIONS: From our offices proceed up the hill in a southerly direction on the main A26 and take the first turning on the right into Beacon Gardens and then first left into Highlands Close where the property will be located immediately on the right hand side.

Energy Efficiency Rating: E





Garage Approx Internal Floor Area
338 sq ft (31.4 sq m)
(Not Shown in Actual Location / Orientation)



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
47	69

Energy Rating: A (91-100), B (81-90), C (71-80), D (61-70), E (51-60), F (41-50), G (31-40)
 Building Emission Rate: 2009/10EC
 England & Wales
 EPC Standard: 2009/10EC

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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