



**11 HIGHLANDS CLOSE, CROWBOROUGH,
EAST SUSSEX, TN6 1BE
£715,000**



WOOD & PILCHER

11 Highlands Close, Crowborough, East Sussex TN6 1BE

A modern well presented detached house situated in this much sought after location within walking distance of the town centre

4 bedrooms, entrance hall, cloakroom, lounge, dining room, kitchen, utility room, study, garden room, en suite bathroom, family bathroom, gas heating, double glazing, integral double garage, good size private landscaped gardens



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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:

Upvc glass panelled double glazed front door leading into

ENTRANCE HALL: With 2 radiators, understairs storage cupboard, stairs to first floor, wall mounted thermostat. Doors to

DINING ROOM: With 2 double glazed windows to front, 2 radiators, double glazed porthole window to side



LOUNGE: With 2 double glazed windows to front, 3 radiators, feature fireplace with limestone surround, marble hearth and Clearview woodburning stove, double glazed twin patio doors to rear garden, 2 double glazed porthole windows to side

CLOAKROOM: With low flush wc suite, pedestal wash hand basin, radiator, obscured double glazed window to rear, tiled floor, tiled surround

KITCHEN: With range of wall and base units with custom made work surfaces, inset one and a half bowl stainless steel sink with mixer tap, built in eye level Neff double oven, built in John Lewis microwave, 4 ring gas Smeg hob with extractor fan, space for dishwasher

UTILITY ROOM: With Corian work surfaces, stainless steel sink unit, space for washing machine, space for tumbledryer, double glazed windows to front and garden, double glazed personal door to front, tiled floor

STUDY AREA: With custom made work surfaces and cupboards under, inset spotlights, underfloor heating

GARDEN ROOM: With double glazed windows to side and rear, double glazed double doors to garden, double glazed sky lantern, Heta woodburning stove, tiled floor, radiator, double glazed personal door to garage

Staircase to **HALF LANDING**: With double glazed window overlooking garden

FIRST FLOOR LANDING: With radiator, inset spotlighting, loft hatch with ladder access to partly boarded attic, airing cupboard housing hot water cylinder and shelving. Doors to

MASTER BEDROOM SUITE: With 2 double glazed window to front, double glazed window to side, built in wardrobe, radiator. Door to

EN SUITE BATHROOM: With panelled bath with mixer tank and integrated shower over, low level wc, pedestal wash hand basin, tiled floor, tiled surround obscured double glazed window, heated towel rail, inset spotlighting, large personal vanity mirror

BEDROOM 2: With 2 double glazed windows to front, built in wardrobe, radiator.

BEDROOM 3: With double glazed window overlooking garden, built in wardrobe, radiator

BEDROOM 4: (Currently used as dressing room) with built in wardrobes to two sides, additional drawers and shoe rack, radiator, double glazed window to front .

BATHROOM: With panelled bath with integrated shower over, low flush wc suite, pedestal wash hand basin, obscured double glazed window to rear, heated towel rail, large vanity mirror, tiled floor and surround, inset spotlighting.

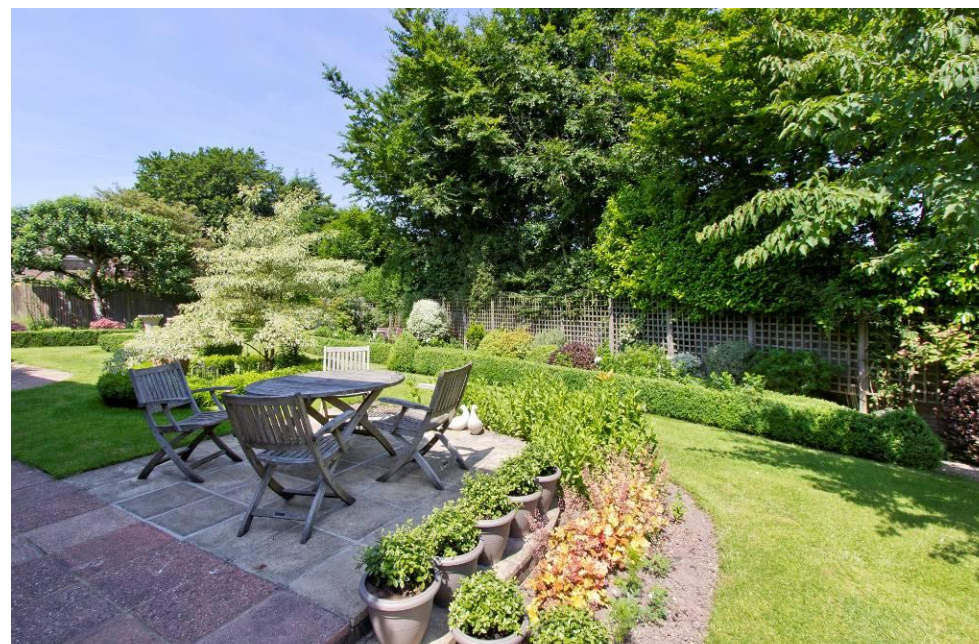
OUTSIDE : The front of the property is approached via a patio pathway. The front garden is laid mostly laid to lawn with box hedge borders, trees and shrubs. Driveway with off road parking leading to **INTEGRAL DOUBLE GARAGE** with 2 electric roller doors, power and light connected, work space with shelving, sealed floor. Gated side access to rear garden which has a patio area, The landscaped rear garden is laid mostly to lawn with various shrub areas and trees, Ornamental pond. Pergola. Garden shed. Outside tap. Bin store. The garden is fence bound.

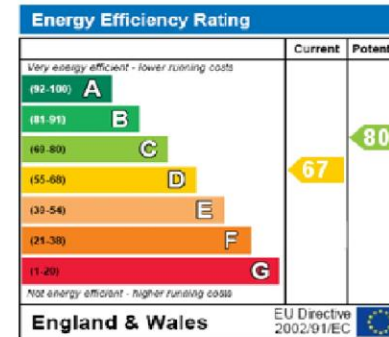
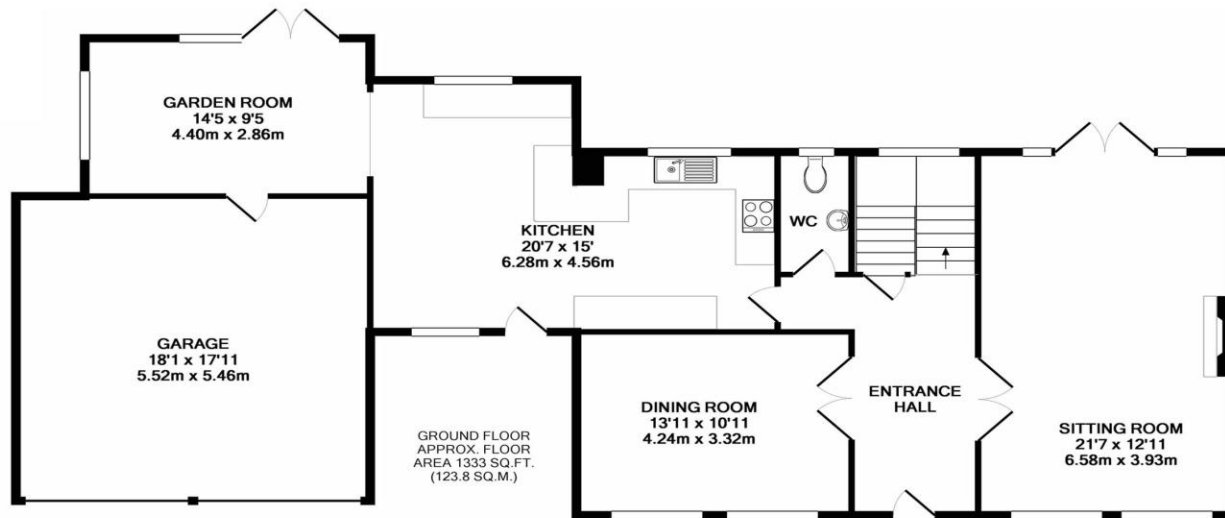
TENURE: Freehold

VIEWINGS: Via Wood & Pilcher on 01892 665666

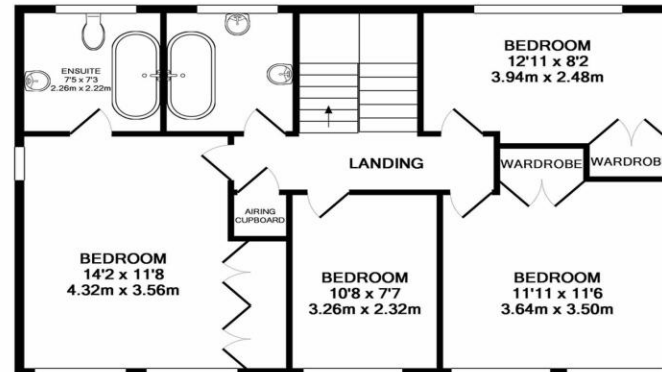
DIRECTIONS: From our offices proceed up the hill in a southerly direction on the main A26 and take the first turning on the right into Beacon Gardens and then first left into Highlands Close where the property will be located on the right hand side.

Energy Efficiency Rate: D





1ST FLOOR APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)



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TOTAL APPROX. FLOOR AREA 2050 SQ.FT. (190.4 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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