



**7 PINWOOD CHASE, CROWBOROUGH,
EAST SUSSEX TN6 1TY
£814,000 *** NO CHAIN *****



7 Pinewood Chase, Crowborough, East Sussex, TN6 1TY

An opportunity to acquire a 5 bedroom detached Berkeley Home situated in the sought after Warren area of Crowborough

Enclosed entrance porch, entrance hall, cloakroom, study, dining room, fully furnished living room, conservatory, kitchen/diner, utility room, boot room with direct access into garage and garden, master bedroom with en suite shower/bathroom, 4 further bedrooms, family bathroom, integral double garage, large gardens with garden shed



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 extremely sought after residential location in the favoured Warren area of Crowborough, within ground extending to approximately one third of an acre. The town generally provides good shopping facilities, wide range of junior and senior schooling and main line rail service at nearby Jarvis Brook with trains to London in approximately one hour. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The property also gives very easy access to the famous Ashdown Forest with its superb walks and riding facilities. The 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:

Obscured double glazed double doors into **ENTRANCE PORCH:** With obscured double glazed windows to side and front, quarry tiled floor leading to timber front door with obscured glazed inserts into

ENTRANCE HALL: With corner coving, dado rail, radiator, telephone point, wall mounted thermostat control, understairs storage cupboard. Doors to

CLOAKROOM: With obscured double glazed window to front, recessed spotlights, low flush wc suite, vanity wash hand basin with cupboard under and tiled splashback, part tiled walls, radiator, corner coving



STUDY: With double glazed window to front, radiator, corner coving, telephone point

DINING ROOM: With double glazed window to rear, radiator, dado rail, corner coving, 2 wall lights

LIVING ROOM: Being dual aspect with double glazed window to front, sliding patio doors to conservatory, tv point, 3 wall lights, 2 radiators, telephone point, feature gas fireplace with wooden mantle and granite hearth

CONSERVATORY: With wall light, power and tv points, radiator, 4 double glazed windows, sliding patio doors to rear garden

KITCHEN/DINER: Being dual aspect with double glazed windows to front and double glazed patio doors to rear with windows to either side, vinyl flooring, corner coving, 2 radiators, range of matching wall and base units with integrated dishwasher, integrated eye level oven and grill, integrated fridge, inset Siemens electric hob with extractor fan above, inset one and a half sink bowl and drainer, tiled splashback, underlighters, recessed spotlights, tv and telephone points. Door to

UTILITY ROOM: With vinyl flooring, double glazed window to rear, space for freestanding fridge/freezer, corner coving, recessed spotlights, radiator, base unit with roll top work surfaces, stainless steel sink bowl and drainer, space for washing machine, space for tumble dryer, tiled splashback, wall mounted gas boiler, glazed door to

BOOT ROOM: With double glazed window to rear, double glazed door to rear garden, quarry tiled floor, wall light. Glazed door into garage

From hallway staircase to **FIRST FLOOR LANDING:** With corner coving, dado rail, access to double insulated roof space with central boarded walkway loft, cupboard housing hot water cylinder with slatted shelving. Doors to

MASTER BEDROOM With 2 double glazed windows to front, 2 radiators, large fitted 6 door wardrobe to one wall, corner coving, telephone point. Door to

EN SUITE SHOWER/BATHROOM: With obscured double glazed window to front, radiator, shaver point, recessed spotlights, corner coving, extractor fan, part tiled walls, pedestal wash hand basin, low flush wc suite, bidet, enclosed bath suite with shower attachment, enclosed fully tiled shower cubicle with glass door, seated walk-in Jacuzzi bath

BEDROOM 2: With double glazed window to rear, radiator, corner coving, fitted wardrobe to one wall

BEDROOM 3: With double glazed window to front, radiator, corner coving, double wardrobe to one wall

BEDROOM 4: With double glazed window to rear, radiator, corner coving, double wardrobe to one wall

BEDROOM 5: With double glazed window to rear, radiator, corner coving

FAMILY BATHROOM: With obscured double glazed window to rear, corner coving, recessed spotlights, extractor fan, pedestal wash hand basin with shaving point above, low flush wc suite, enclosed bath suite with shower attachment, radiator, part tiled walls, enclosed fully tiled shower cubicle with glass door and mirrored cabinet

OUTSIDE: To the front of the property is a large shingled driveway with parking and reversing space for several vehicles leading to **INTEGRAL DOUBLE GARAGE** with electric up and over doors, wall mounted fuse box, light and power. Outside movement activated sensor light. Large area laid mainly to lawn with flower borders. Gated side access to rear garden with slabbed patio. Outside tap and light. Large area mainly laid to lawn with flower borders and shrubs with outlook to Ashdown Forest woodland. The rear garden is mainly hedge and fence bound with a private gate leading onto woodland.

TENURE: Freehold

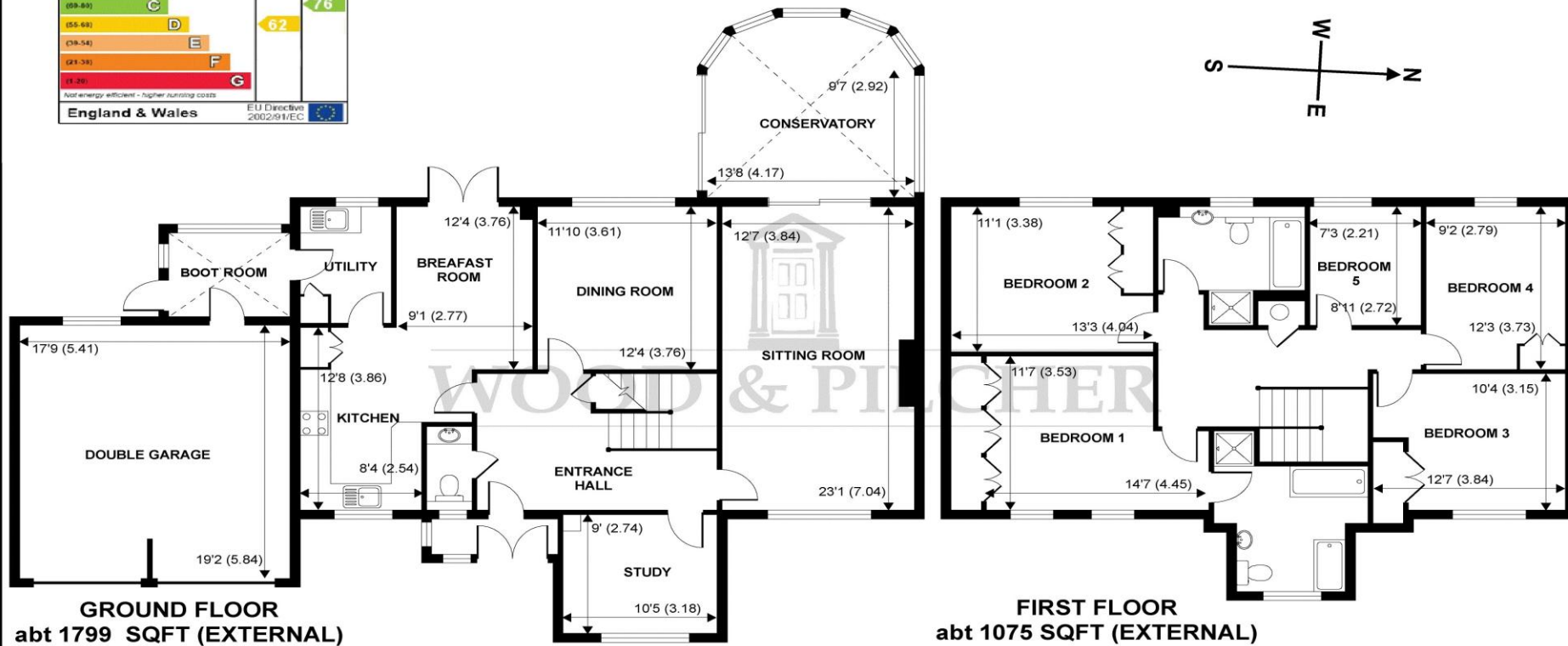
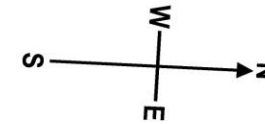
VIEWINGS: Via Wood & Pilcher on 01892 665666

DIRECTIONS: From our offices proceed in a southerly direction on the main A26 towards Uckfield. Take the 2nd turning on the right into Goldsmiths Avenue; then sharp left into Glenmore Road East. At the next junction turn 90 degrees right into Old Lane where Pinewood Chase will be found on the left hand side before reaching St John's Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
England & Wales	EU Directive 2002/91/EC	

NOT TO SCALE



7 Pinewood Chase Crowborough



Whilst every attempt has been made to ensure the accuracy of the floor plans 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 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 by Wood & Pilcher and no guarantee as to their operating ability or their efficiency can be given.

Produced for Wood & Pilcher ref. 08-42669

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.