



**REDSTONES, UCKFIELD ROAD,
CROWBOROUGH, EAST SUSSEX TN6 3SX
GUIDE PRICE : £950,000- £975,000**



WOOD & PILCHER

Redstones, Uckfield Road, Crowborough, East Sussex TN6 3SX

Situated on the outskirts of the town close to the Ashdown Forest, a 4 bedroom detached property providing generous family accommodation now in need of certain updating with the potential to extend subject to the usual consents being obtained. The whole extending to approximately 1.34 acres (tbv)

Covered front entrance, living room, dining room, sitting room, kitchen, utility room, study, cloakroom, master bedroom with en suite shower, 3 further bedrooms, family bathroom, oil fired central heating, double and single garage, ample parking, large gardens



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

SITUATION: The property is most pleasantly situated on this favoured location on the outskirts of the town. The property gives excellent accessibility to the Ashdown Forest with its superb walks and riding. The town centre of Crowborough is approximately one mile and provides good shopping facilities, schooling and there is main line rail service at nearby Jarvis Brook. Recreational facilities include the Goldsmiths Leisure Centre and Crowborough Tennis & Squash Club. Sailing facilities inland at Bewl Water the off shore at the south coast. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 7 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:

COVERED FRONT ENTRANCE: With stone slabbed steps up to solid wooden front door with glazed windows to either side into

ENTRANCE LOBBY: With radiator, obscured glazed timber door with obscured glazed windows to either side into

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

LIVING ROOM: Being dual aspect with glazed windows to front and rear, 2 radiators, 3 wall lights, open fireplace (not tested) with mantle and hearth, tv point, corner coving



DINING ROOM: With radiator, corner coving, glazed double doors to garden, large opening through to

SITTING ROOM: Being triple aspect with glazed windows to either side and bay window to rear, 2 radiators, 4 wall lights, corner coving

KITCHEN: (Also accessed from the dining room and utility) with vinyl flooring, glazed windows overlooking rear garden, range of matching wall and base units, roll top work surfaces, inset double stainless steel sink unit with double drainer, tiled splashback, space for freestanding fridge/freezer, space for freestanding oven, larder cupboard, space for breakfast table

UTILITY ROOM: (Also accessed via entrance hall) with glazed window overlooking rear garden, radiator, vinyl flooring, range of base units with roll top work surfaces, inset stainless steel bowl and drainer, space for washing machine, space for tumble dryer, large fitted cupboard, door with glazed insert to rear garden

STUDY: With glazed window to front, radiator, corner coving

CLOAKROOM: With obscured glazed window to side, corner coving, low flushwc suite, pedestal wash hand basin with tiled splashback, radiator

From the entrance hall staircase leads to

FIRST FLOOR LANDING: With glazed window to front at half way point, 2 wall lights, radiator, access to

loft via pull down ladder, large cupboard housing hotwater cylinder with slatted shelving. Doors to

MASTER BEDROOM: With glazed window to front, corner coving, radiator, fitted wardrobe to one wall, wall mounted thermostat control. Sliding door to

EN SUITE SHOWER ROOM: With obscured glazed window to side, low flush wc suite, double pedestal wash hand basins in vanity unit with tiled splashback, light and shaver point above, radiator with combined chrome heated towel rail, enclosed fully tiled shower cubicle with grab rail

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

BEDROOM 3: With glazed window to front, radiator, corner coving, large walk in eaves storage cupboard with light accessed via 2 doors

BEDROOM 4: With glazed window to rear, radiator, corner coving, vanity wash hand basin with glass splashback, light and shaver point above

FAMILY BATHROOM: With obscured glazed window to rear, pedestal wash hand basin with light and shaving point above, low flush wc suite, enclosed bath suite, radiator with combined chrome heated towel rail, part tiled walls

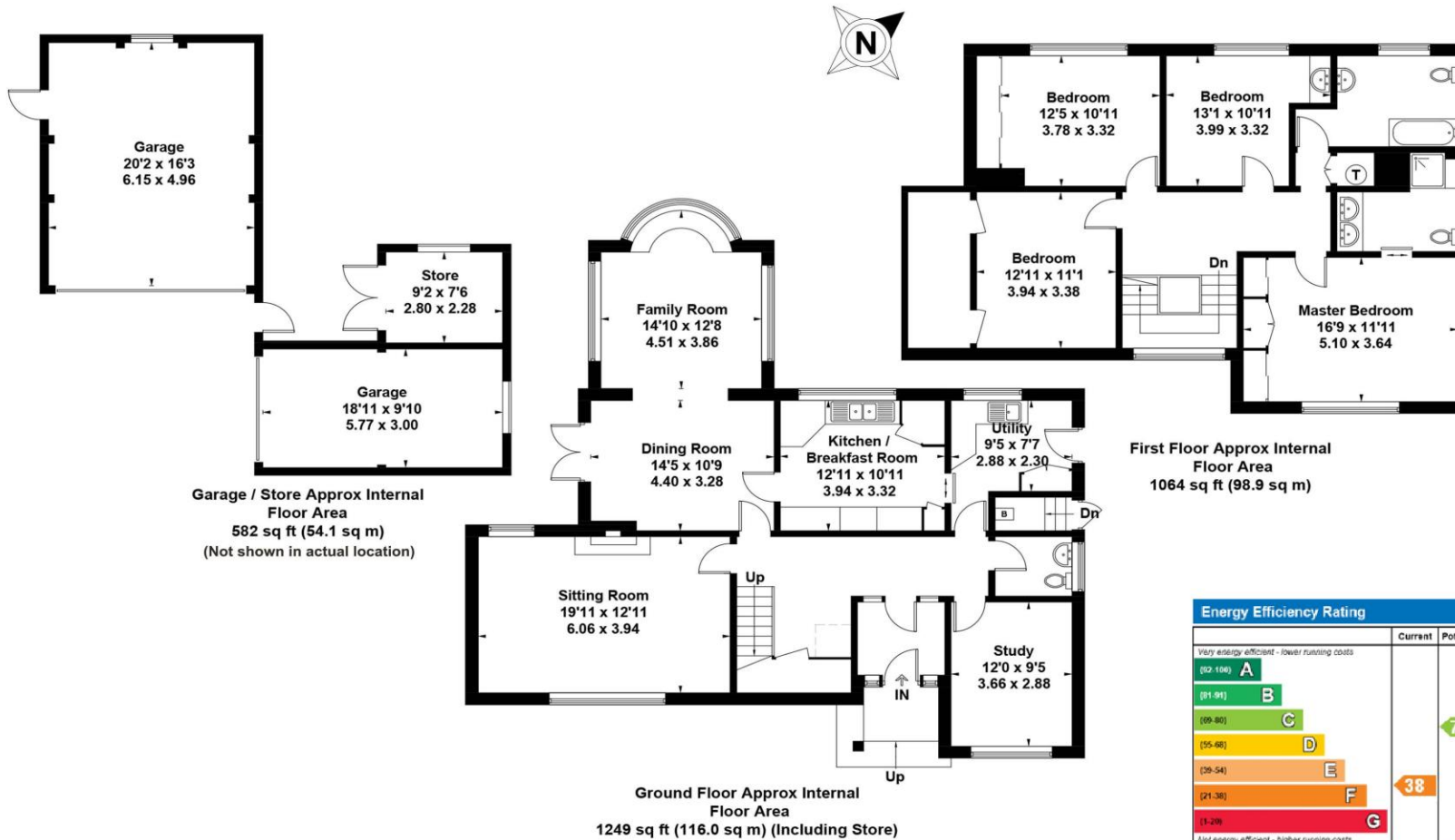
OUTSIDE: The property is accessed via electric gate leading to a sweeping tarmac driveway with area to either side laid mainly to lawn with various trees and mature shrubs. Off road parking for several vehicles leading to detached **DOUBLE GARAGE** with electric up and over door, light and power, pitched roof, timber door to side, glazed window to rear. Further **SINGLE GARAGE** to side. Rose flower bed. Gated side access on either side of the property to the rear garden. Access to the rear property via 2 iron gates leading to covered area between house and garage. Outside tap, outside store housing boiler. Slabbed patio area. Area to side housing oil tank. Large garden store. The rear garden is laid mainly to lawn with various mature shrubs and rose flower beds. The rear garden is mainly hedge and fence bound. The whole extending to 1.34 of an acre (tbv)

TENURE: Freehold

VIEWINGS: Via Wood & Pilcher on 01892 665666

DIRECTIONS: From our office proceed in a southerly direction on the main A26 towards Uckfield. After passing the Crowborough Beacon Golf Club and Sheep Plain on the left and immediately after the Crowborough Army Camp on the right, turn right into the driveway of the property which will then be accessed via electric gates



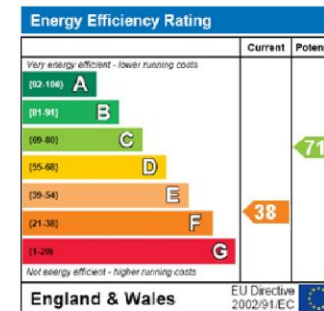


**Approx Gross
Internal Floor Area**
2895 sq ft (269 sq m)

Redstones, Uckfield Road, Crowborough

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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