



Watson Way, Crowborough, East Sussex TN6 2FP

Price Range: £425,000 - £450,000 Freehold

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An excellent opportunity to acquire a well appointed property that forms part of a residential cul-de-sac with managed communal grounds in the leafy Chapel Green area of the town, set close to Crowborough's amenities. A modern terraced town house with double glazing and gas fired central heating. The accommodation to the ground floor comprises an entrance hall, spacious cloakroom/WC, fitted kitchen with integrated appliances including a Siemens gas hob and oven in a housing unit, integrated fridge, freezer and dishwasher beneath generous areas of work surfaces with a healthy range of base and wall units, a well proportioned reception room and a rear conservatory. On the first floor there are two double bedrooms, both with en suite shower rooms and fitted wardrobes and on the top floor there are two further double bedrooms and a family bathroom/WC. The property has a paved and terraced rear garden with a large timber shed adjacent to the back boundary where there is also a gate and pedestrian access. We are advised that the property is conveyed with two allocated parking spaces and there are areas of communal lawn and grounds to the centre of the scheme which affords the house with a pleasant outlook from its front elevation. Crowborough Cross can be reached in just over 0.5 of a mile and Crowborough mainline railway station is 1.1 miles distant.

- Spacious Terraced Town House
- 1437 sq.ft / 13.5 sq.m.
- Well Appointed Throughout
- Reception Room
- Conservatory
- Fitted Kitchen with Integrated Appliances
- 2 Double Bedrooms with En Suite Facilities
- 2 Further Bedrooms & Family Bathroom
- 2 Allocated Parking Spaces
- Managed Areas of Central Communal Lawn





LOCATION:

Crowborough, in the Wealden District of East Sussex, is situated in the Weald at the edge of Ashdown Forest in the High Weald Area of Outstanding Natural Beauty. It sits 7 miles south-west of Tunbridge Wells and 35 miles south of London. Whilst Brighton is approximately 21 miles to the south-west and Lewes 15 miles.

Located on the eastern edge of Ashdown Forest, an ancient area of open heathland protected for its ecological importance and the setting for A A Milne's stories about Winnie the Pooh. The highest point is 242 metres above sea level, the A26 which runs through the centre of the town connects to Mereworth via Tunbridge Wells and Tonbridge and Newhaven to the south.

Crowborough railway station is located in Jarvis Brook on the Oxted line providing a direct link with London Bridge (approximately 1 hour), East Croydon, Edenbridge and Uckfield.

For schooling, Crowborough has a secondary school, The Beacon Academy, 7 primary schools, together with 2 independent prep schools.



Additional Information:

Council Tax Band: E



Important Notice: Bracketts, 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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Watson Way, Crowborough, TN6

Approximate Area = 1406 sq ft / 130.6 sq m

Limited Use Area(s) = 31 sq ft / 2.9 sq m

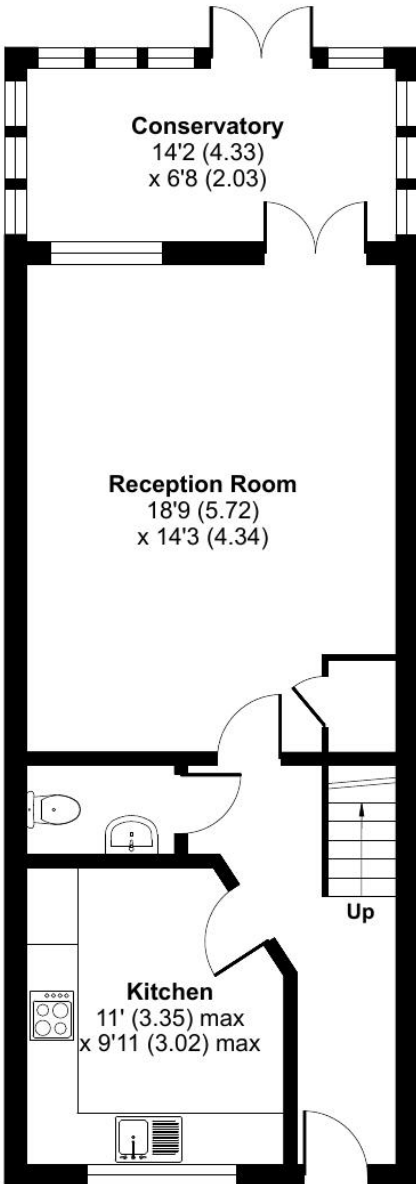
Total = 1437 sq ft / 133.5 sq m

For identification only - Not to scale

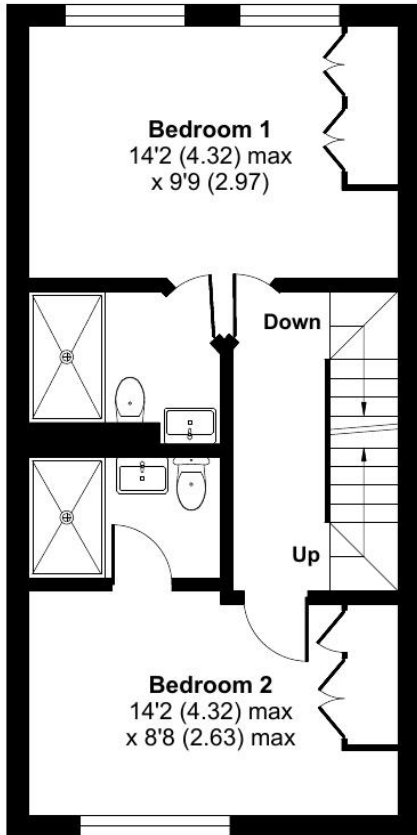
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	76	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



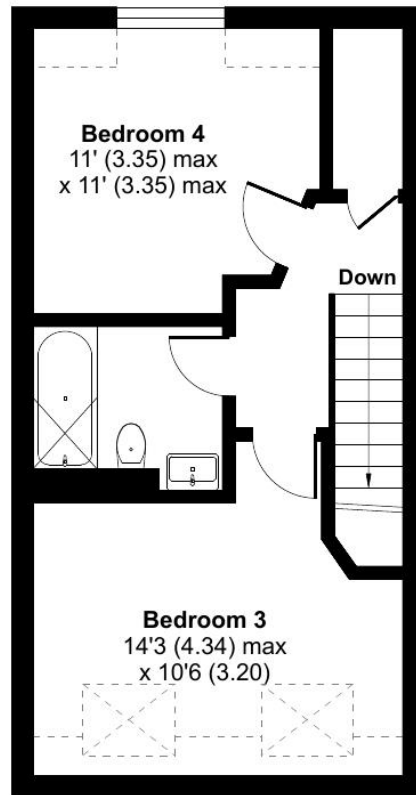
Denotes restricted head height



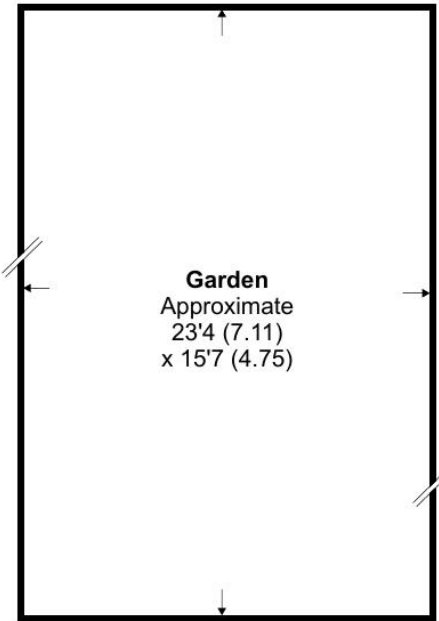
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



27-29 High Street
 Tunbridge Wells, Kent TN1 1UU
 01892 533733
 tunbridgewells@bracketts.co.uk

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