



**1 VALLEY VIEW COTTAGES**  
QUEEENS ROAD, CROWBOROUGH, EAST SUSSEX, TN6 1EJ



**Lambert  
& Foster**



TUNBRIDGE WELLS 8.4 MILES | GATWICK AIRPORT 24 MILES | JARVIS BROOK STATION 1.2 MILES

## **1 VALLEY VIEW COTTAGES, QUEENS ROAD, CROWBOROUGH, EAST SUSSEX, TN6 1EJ**

An extended and renovated three-bedroom semi-detached family home with a detached garage in a convenient position in the popular town of Crowborough.

ASKING PRICE £575,000 FREEHOLD



Lambert & Foster are delighted to bring to market for the first time in around 100 years this beautifully presented semi-detached three-bedroom cottage which has been both refurbished and extended by the current owners.

Believed to date to around 1850, this attractive sandstone cottage has more than 1150 sq. ft. of internal living space and is set over two floors and includes, on the ground floor, a kitchen/dining room, utility room, shower room with toilet and basin and a sitting room. On the first floor you find three bedrooms and a family bathroom.

Entering through the front door you pass through an oak framed porch into a large 20'5 x 13'11 sitting room with attractive oak wood flooring, recessed spotlights, a large wood burning stove and stairs leading to the first floor. From the sitting room you enter the kitchen/dining room. This wonderful space houses bespoke wall and floor cabinets in the shaker style, ample worktop space and breakfast bar, integrated appliances and tiled flooring. There is also ample room for a separate dining table. From the kitchen, which has access directly to the rear garden, you enter directly into the utility room, a well-proportioned space with worktop and sink with an adjacent shower room with toilet and basin units.

Upstairs there are three bedrooms, two with built in wardrobes, and a beautifully appointed, large family bathroom with attractive bead and butt wood panelling and modern fixtures and fittings. Most of the internal doors throughout are ledge and brace with high-specification ironmongery in a traditional style in keeping with the property.











## OUTSIDE & GARAGE

Outside, the property has both front and rear gardens. The front, which measures approximately 65' x 25' (TBV), is mainly laid to lawn and could, subject the necessary permissions, be utilised for off-street parking as required. The rear garden is of good proportions, measuring approximately 35' x 20' and utilises a variety of surfaces including lawn, brick and paving and has access directly to the street. Set apart from the house is also a detached garage.

- Three bedrooms
- Extended and renovated
- Garage
- Two bath/shower rooms with toilets and basins
- Excellent location close to shops/schools/park
- Light and spacious living accommodation
- Double glazed throughout
- Ample loft space



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### 1 Valley View Cottages, Queens Road, Crowborough, TN6 1EJ



Approximate Area = 1151 sq ft / 106.9 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1307 sq ft / 121.4 sq m

For identification only - Not to scale







**VIEWING:** By appointment only. **Sussex Office:** 01435 873999.

**WHAT3WORDS:** ///SUPPORT.POODLE.CLERK

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas Mains

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band C **EPC:** D (64)

**FLOOD & EROSION RISK:**

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick elevations with tiled roof.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





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