



WOOD & PILCHER



- Mid Terrace Victorian House
- 3 Double Bedrooms
- No Onward Chain
- Generous Rear Garden
- Sitting Room with Fireplace
- Energy Efficiency Rating: D

Pilmer Road, Crowborough

£425,000

woodandpilcher.co.uk



2 Surrey Prospect, Pilmer Road, Crowborough, TN6 2UB

Dating back to the Victorian era is this mid terrace family home ideally situated in a sought after and popular road with the town centre nearby. The accommodation is set over three floors, the ground floor has an entrance walkway, entrance hall, sitting room, kitchen/dining room, lobby area and downstairs cloakroom. To the first floor are two double bedrooms and the third bedroom is located on the second floor. Externally is an enclosed front garden and the rear garden is of a generous size offering a great deal of privacy and enjoys direct gated access to playing fields beyond. This property is being sold with no onward chain and has been owned within the same family for many years and now provides an opportunity for new owners to refresh this much loved home.

Solid door with obscured glazed inserts leads into:

COVERED WALKWAY:

Private access to rear garden, tiled flooring, coats hanging area and part glazed wooden door leads into:

ENTRANCE HALL:

Coir matting and door to:

SITTING ROOM:

Cast iron feature fireplace with tiled surround and wooden mantel, tv point, under stair storage cupboard, telephone point, wall mounted thermostat control, radiator, recently fitted carpet, original glazed windows to front and archway leading into:

KITCHEN/DINING ROOM:

Range of wall and base units with under unit lighting, Maia worksurfaces and splashback, inset one and half stainless steel sink bowl and drainer with chrome



mixer tap, separate spaces for freestanding washing machine, dishwasher and oven, stainless steel splashback and extractor fan above, fireplace with inset Esse wood burning stove, bricks surround and oak beam mantel, tiled flooring, original glazed windows to rear and archway leading into:

REAR LOBBY:

Part glazed back door to rear garden, tiled flooring, area to side with gas meter, built in cupboard housing the gas boiler, additional storage space and door into:

DOWNSTAIRS BATHROOM:

Tiled panelled bath with part tiled walling, low level wc, pedestal wash hand basin, radiator, tiled flooring and frosted glazed window to side.

FIRST FLOOR LANDING:

Doors to:

DOUBLE BEDROOM:

Built-in storage cupboard with shelf and hanging rail, radiator, and original glazed windows to front.

DOUBLE BEDROOM:

Radiator, laminate flooring and original glazed windows to rear with distant views.

Stairs rise to:

SECOND FLOOR BEDROOM:

Exposed timbers creating subtle partitions, solid wood flooring, two radiators and enjoying a dual aspect with original dormer window to front with a small loft storage space above and velux window to rear with distant views.

FRONT GARDEN:

Garden enclosed by brick walling and hedging, expanse of lawn with flower borders and an array of planting, exterior light and path leading to main entrance.

REAR GARDEN:

The garden offers a good deal of privacy and seclusion with brick paved back yard, exterior tap and brick built store. The remainder of the garden then comprises of a sweeping footpath, pergola/seating/dining area, established planting, area laid to lawn, brick built bbq, small greenhouse and private gate to rear with direct access to the playing fields beyond.

SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station and a good range of schooling including the grammar schools.

AGENTS NOTE:

Please be advised that we have been informed by our vendor that a flying freehold exists above the entrance walkway.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Total Area: 107.7 m² ... 1159 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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 or tenant. Any 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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