



SPRINGHILL RISE
CROWBOROUGH - GUIDE PRICE £575,000 - £625,000



Springhill Rise

Southview Road
Crowborough TN6 1HF

**Entrance Hall - Kitchen/Breakfast Room - Sitting Room
Dining Room/Bedroom Four - Three Double Bedrooms - En
Suite Shower Room - Family Bathroom - Separate WC
Off Road Parking - Rear Garden**

Springhill Rise is an individually designed detached bungalow built in 2007 and located off a private access in a very popular and sought after area close to the Beacon Golf Course. The property offers good size accommodation to include a spacious sitting room with direct access out to the rear garden, a kitchen/breakfast room and a dining room which could be used as bedroom four. Furthermore, there are three double bedrooms with the main bedroom enjoying an en suite shower room and a family bathroom and separate wc serves the remaining bedrooms. Externally advantages include off road parking to the front and a level rear garden with patio.

ENTRANCE HALL:

Radiator, access to roof space and built-in linen cupboard housing the hot water cylinder.

CLOAKROOM:

Low flush wc, pedestal wash hand basin, radiator, tiled walling and window to front.

KITCHEN/BREAKFAST ROOM:

Range of high and low level units with work surfaces over, gas fired Rayburn cooker with extractor, integrated appliances include a fridge/freezer, dishwasher and washing machine, radiator and window to front.

SITTING ROOM:

Two radiators, doors to rear garden and further doors into:



DINING ROOM/BEDROOM 4

Radiator and window to rear.

BEDROOM 1:

Built-in wardrobe cupboards to one wall, radiator, window to rear and door into:

EN SUITE SHOWER ROOM:

Tiled shower cubicle, pedestal wash hand basin, low flush wc, radiator and window to side.

BEDROOM 2:

Radiator and window to front.

BEDROOM 3:

Radiator and window to front.

FAMILY BATHROOM:

Panelled bath with mixer tap/shower attachment, tiled shower cubicle, pedestal wash hand basin, low flush wc, radiator and window to side.

OUTSIDE FRONT:

Area of parking and area laid to lawn.

OUTSIDE REAR:

Paved patio area, expanse of lawn and natural boundaries which provide a good deal of privacy and seclusion.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include 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 golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's 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, good range of grammar schools and an excellent



mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough on 01892 665666

AGENTS NOTE:

In view of the restrictions imposed by the Government in relation to Coronavirus, we have produced a virtual viewing of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual viewing and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

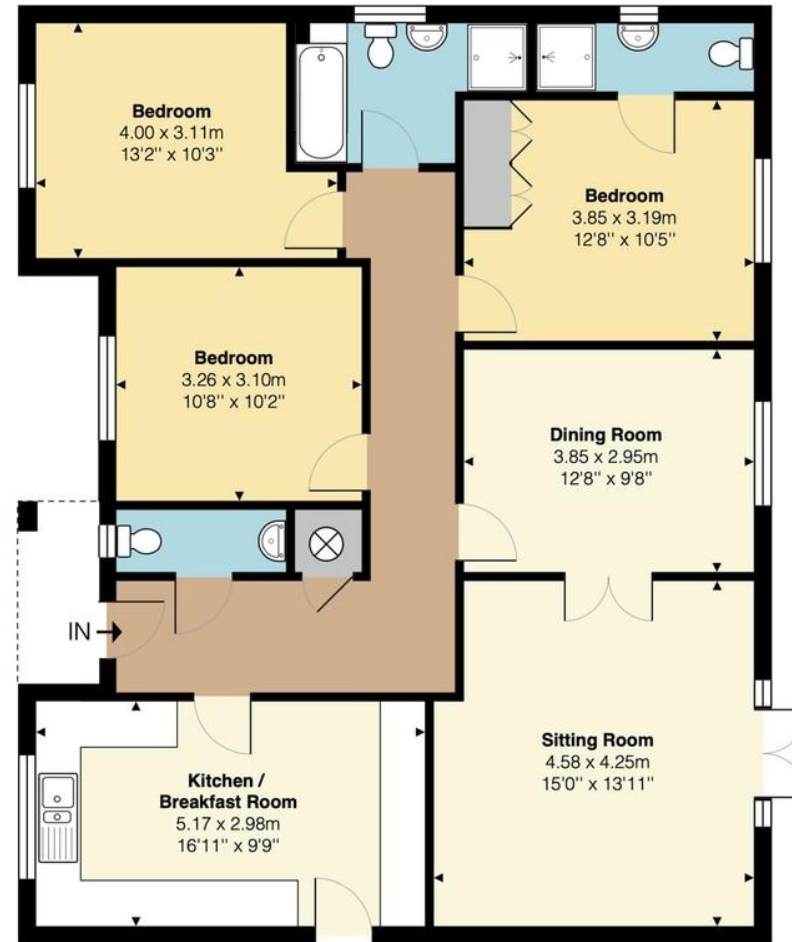
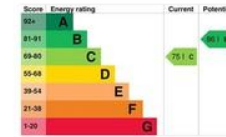


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Gross Internal Floor
Area Approx
1173 sq ft (109 sq m)

Springhill Rise, Southview Road, Crowborough, TN6 1HF

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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