



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- 3 Bedrooms
- No Chain
- Updated & Renovated
- Off Road Parking
- Energy Efficiency Rating: C

Lower Saxonbury, Crowborough

£440,000

woodandpilcher.co.uk

12 Lower Saxonbury, Crowborough, TN6 1EB

A chain free, recently updated and renovated detached bungalow which is set within walking distance to the town centre. Upon entrance to the property there is a good sized hallway which leads through to the bright and airy sitting room which has views over the private garden, the kitchen/dining area has been updated to a high standard and has plenty of room for a dining room table. The property has three bedrooms and an updated family shower room. Externally the landscaped rear garden has two patios and adds to the appeal of this property and to the front is the benefit of a driveway providing off road parking and a pretty well stocked garden.

An open porch with double glazed door leading to:

HALLWAY:

Fitted wall to wall carpet, wall mounted 'Honeywell' heating thermostat, loft hatch which is part boarded with light and ladder. Cloaks cupboard with hanging rail and shelving. Further cupboard housing the hot water tank with slatted wooden shelving.

SITTING ROOM:

A bright and airy room with wall to wall carpet, radiator, coving, double glazed window overlooking the rear garden and double glazed door leading to the patio and garden beyond.

KITCHEN/DINING ROOM:

Kitchen: A recently fitted contemporary high gloss kitchen which has a range of high and low level units and granite effect roll top work surfaces, sink with swan mixer tap, tiled splashback. Integrated items include a double fridge, double freezer and dishwasher, two high level 'Neff' fan assisted ovens and four ring 'Neff' induction hob with extractor fan above. Wood effect laminate flooring with underfloor heating, recessed LED spotlights, double glazed window to the rear with fitted blind.

Dining: The dining area has plenty of room for a dining table and chairs, continuation of wood effect laminate flooring with underfloor heating, double glazed French doors leading out to the patio and garden beyond with a fitted blind.

MAIN BEDROOM:

Wood effect laminate flooring, radiator, coving, double glazed window to the front with fitted blind.

BEDROOM:

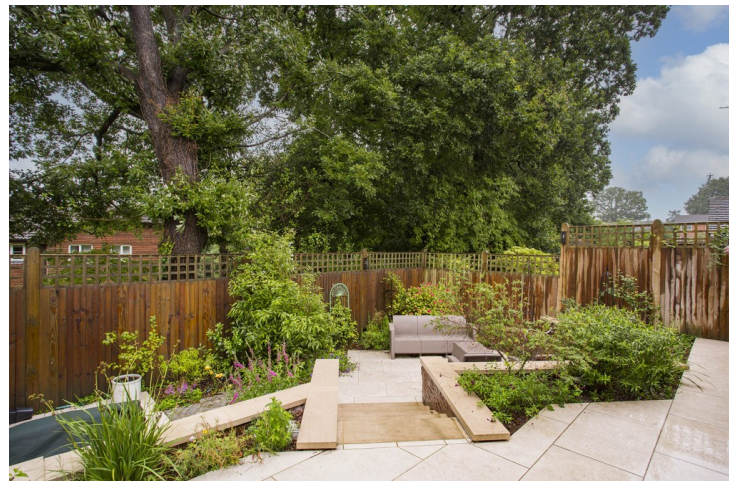
(Currently being used as a study). Wood effect laminate flooring, radiator, coving, double glazed window to the front with a fitted blind.

BEDROOM:

Fitted wall to wall carpet, radiator, cupboard housing the wall mounted electric consumer unit and further cupboard housing the 'Vaillant' boiler. Double glazed window to the front with fitted roller blind.

FAMILY SHOWER ROOM:

Fitted with a corner shower with a 'Triton' shower and glass sliding doors, low level wc, wash hand basin with mixer tap set into a vanity unit with shelving. Wall mounted chrome heated towel rail, coving, extractor fan, two obscure double glazed windows to the side.



OUTSIDE FRONT:

A pretty well stocked rockery garden with established plants, mature shrubs and bushes with some lower level flower bed borders. Off road parking for one vehicle. A wooden gate gives side access to the rear garden.

OUTSIDE REAR:

The landscaped rear garden has a large porcelain tiled patio with raised flower bed borders having mature shrubs, bushes and plants. Steps lead down to a further patio and a good sized wooden workshop which is fully lined, insulated and has light and power with plenty of power points. There is outside lighting in the form of a number of spotlights, uplighters and strip lighting under the coping stones and is fully controlled from the kitchen. There is a fully reticulated watering system that can be controlled from the external tap. The garden is private and fence bound.

SITUATION:

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TENURE:

Freehold

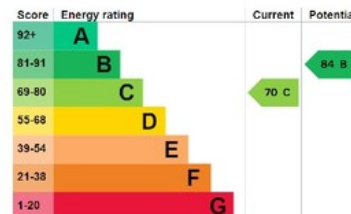
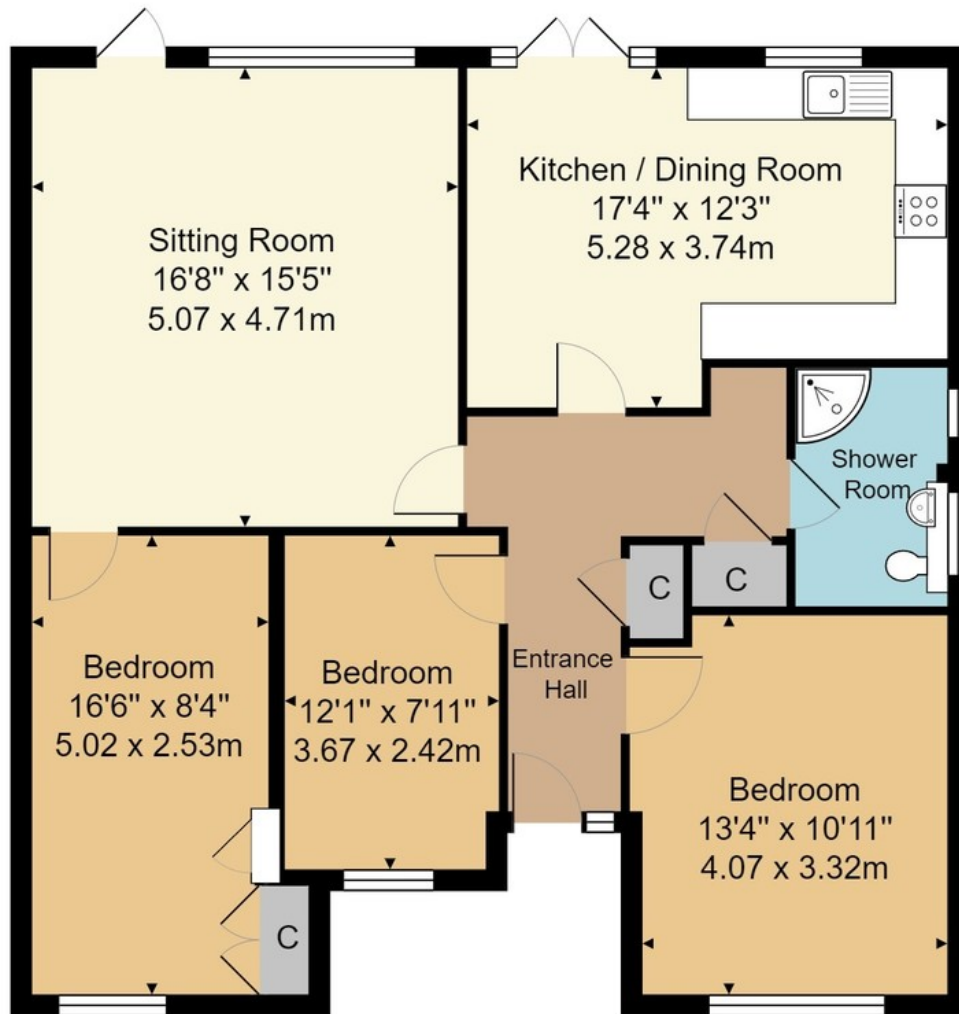
COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 665666





Approx. Gross Internal Area 1043 ft² ... 96.9 m²

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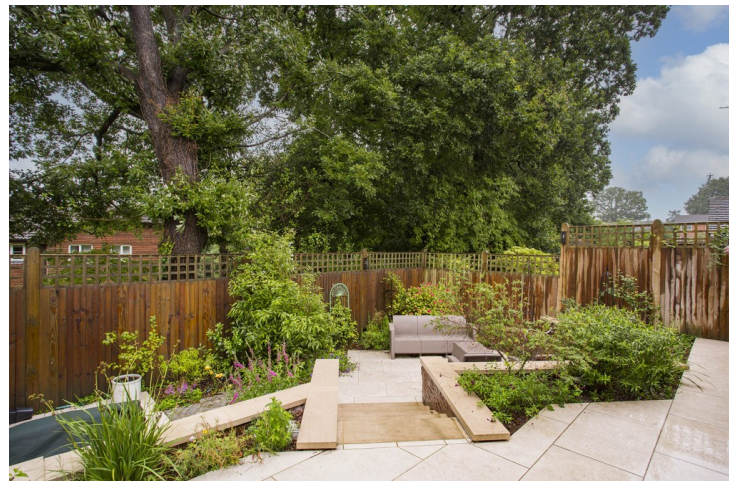
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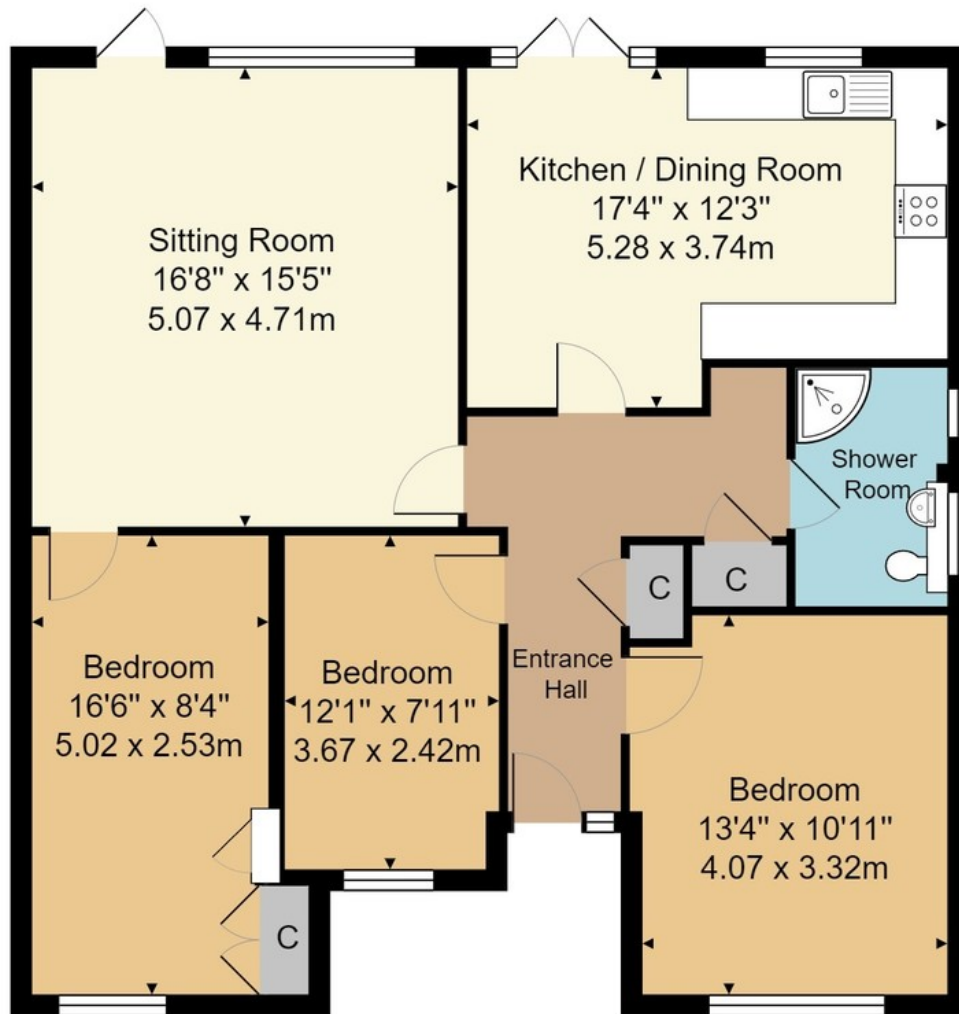
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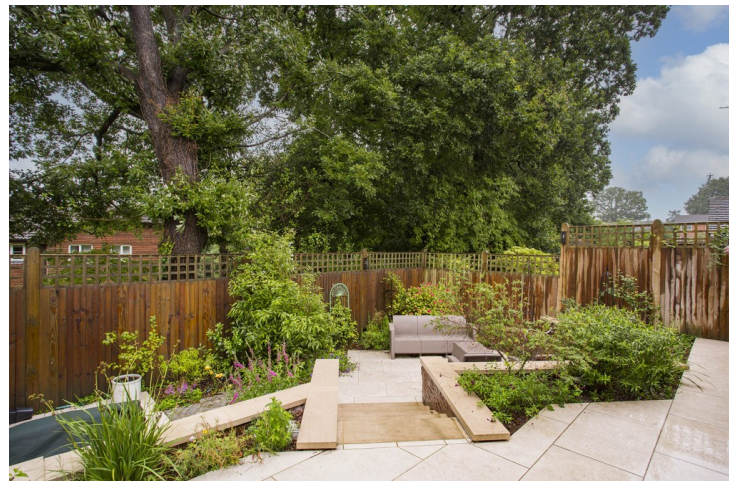
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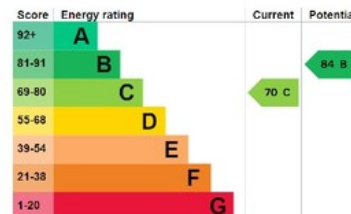
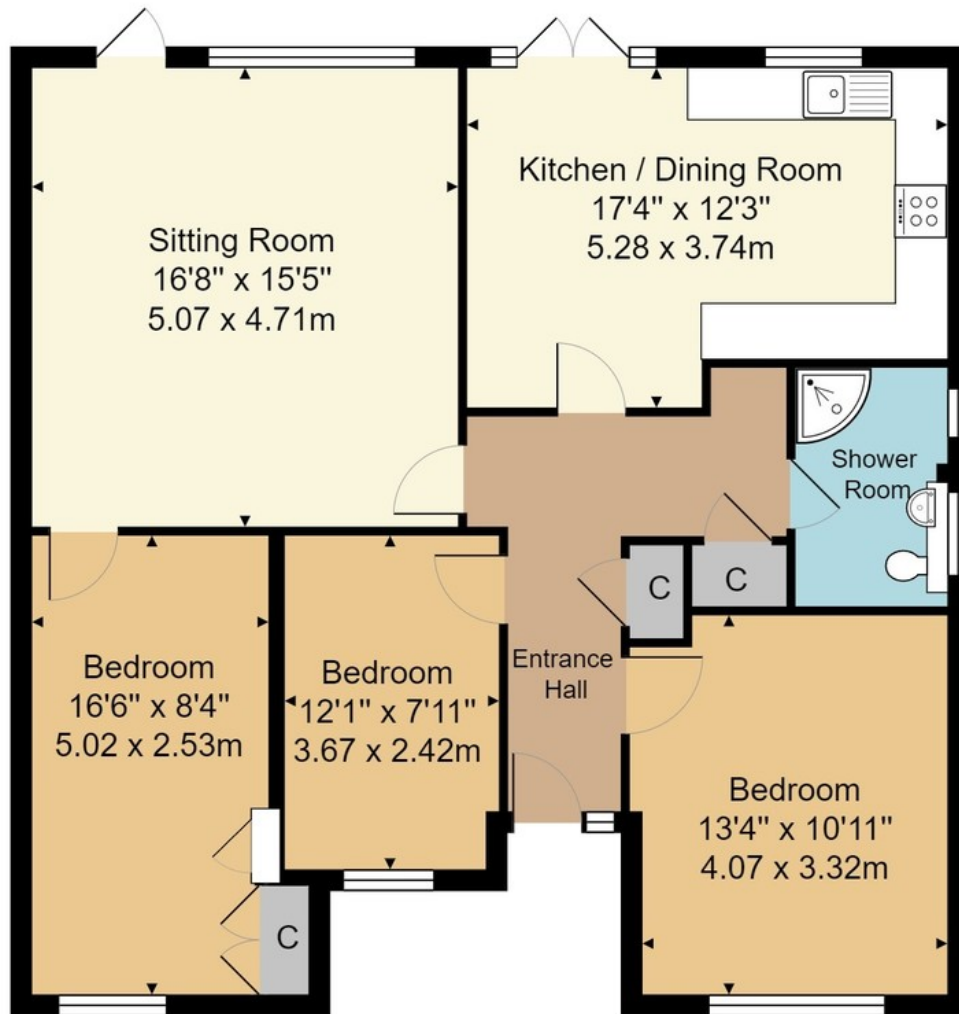
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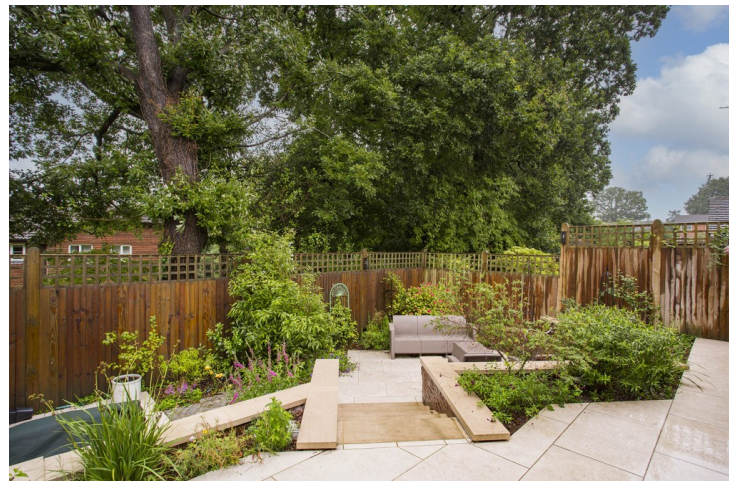
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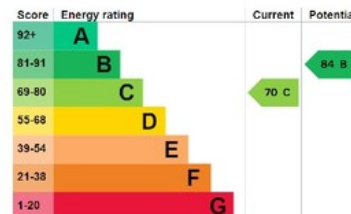
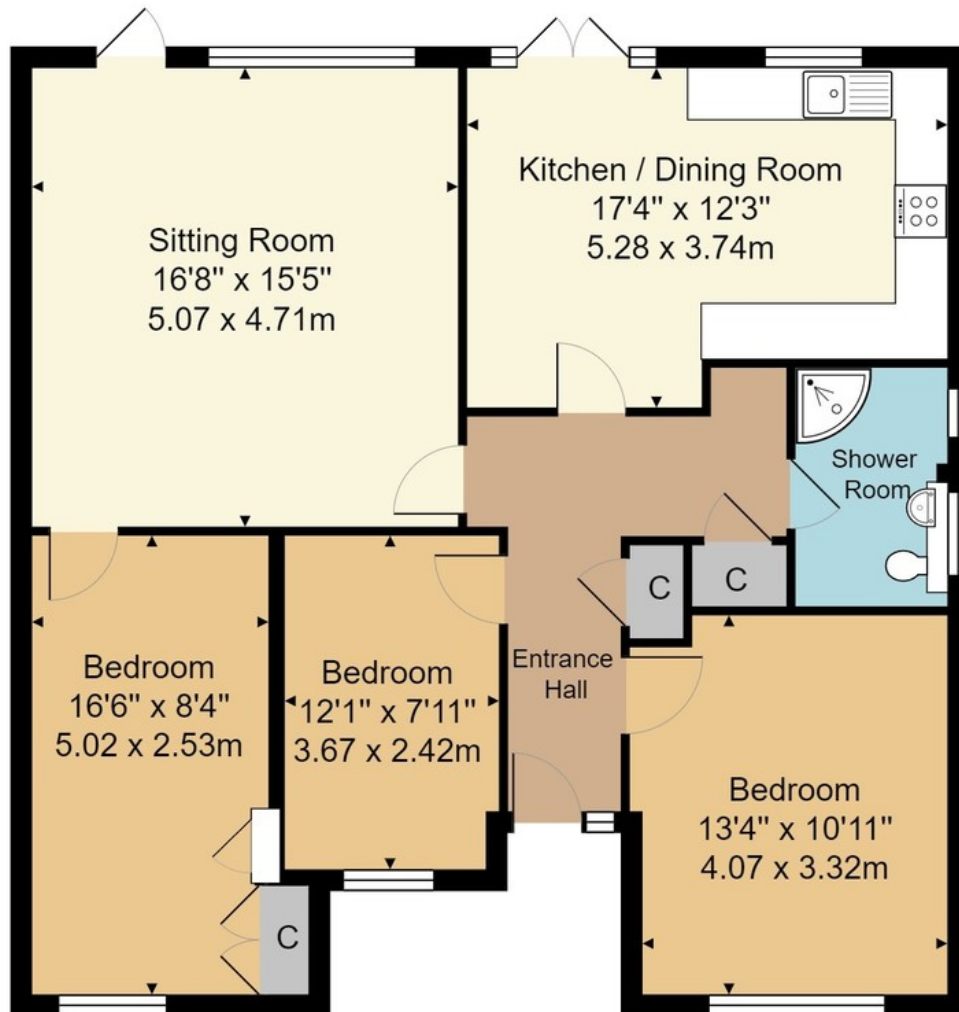
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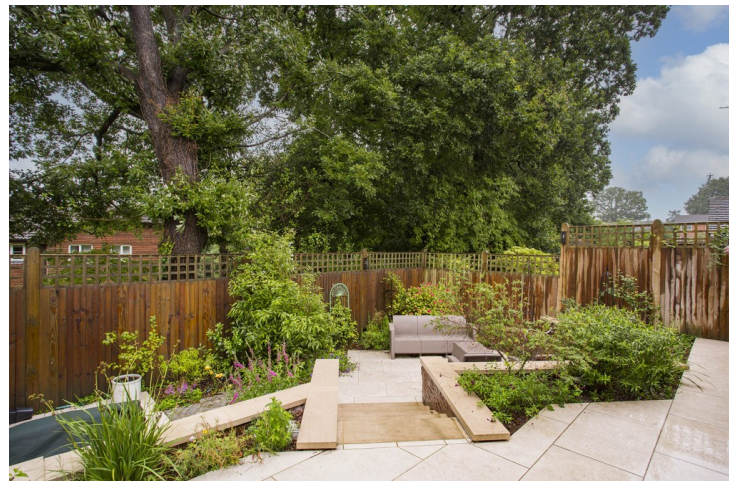
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Fitted with a corner shower with a 'Triton' shower and glass sliding doors, low level wc, wash hand basin with mixer tap set into a vanity unit with shelving. Wall mounted chrome heated towel rail, coving, extractor fan, two obscure double glazed windows to the side.



OUTSIDE FRONT:

A pretty well stocked rockery garden with established plants, mature shrubs and bushes with some lower level flower bed borders. Off road parking for one vehicle. A wooden gate gives side access to the rear garden.

OUTSIDE REAR:

The landscaped rear garden has a large porcelain tiled patio with raised flower bed borders having mature shrubs, bushes and plants. Steps lead down to a further patio and a good sized wooden workshop which is fully lined, insulated and has light and power with plenty of power points. There is outside lighting in the form of a number of spotlights, uplighters and strip lighting under the coping stones and is fully controlled from the kitchen. There is a fully reticulated watering system that can be controlled from the external tap. The garden is private and fence bound.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. 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 schooling 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

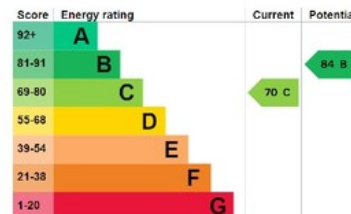
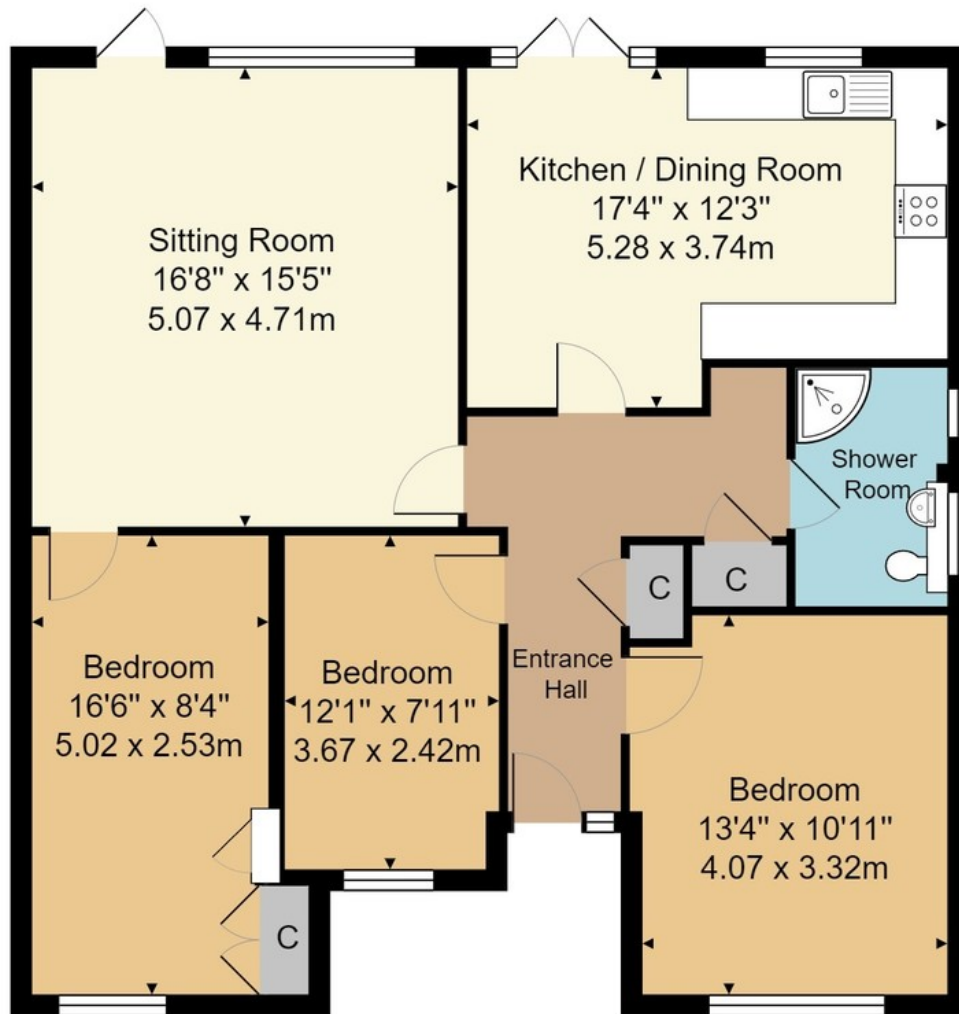
COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 665666





Approx. Gross Internal Area 1043 ft² ... 96.9 m²

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**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- 3 Bedrooms
- No Chain
- Updated & Renovated
- Off Road Parking
- Energy Efficiency Rating: C

Lower Saxonbury, Crowborough

£440,000

woodandpilcher.co.uk

12 Lower Saxonbury, Crowborough, TN6 1EB

A chain free, recently updated and renovated detached bungalow which is set within walking distance to the town centre. Upon entrance to the property there is a good sized hallway which leads through to the bright and airy sitting room which has views over the private garden, the kitchen/dining area has been updated to a high standard and has plenty of room for a dining room table. The property has three bedrooms and an updated family shower room. Externally the landscaped rear garden has two patios and adds to the appeal of this property and to the front is the benefit of a driveway providing off road parking and a pretty well stocked garden.

An open porch with double glazed door leading to:

HALLWAY:

Fitted wall to wall carpet, wall mounted 'Honeywell' heating thermostat, loft hatch which is part boarded with light and ladder. Cloaks cupboard with hanging rail and shelving. Further cupboard housing the hot water tank with slatted wooden shelving.

SITTING ROOM:

A bright and airy room with wall to wall carpet, radiator, coving, double glazed window overlooking the rear garden and double glazed door leading to the patio and garden beyond.

KITCHEN/DINING ROOM:

Kitchen: A recently fitted contemporary high gloss kitchen which has a range of high and low level units and granite effect roll top work surfaces, sink with swan mixer tap, tiled splashback. Integrated items include a double fridge, double freezer and dishwasher, two high level 'Neff' fan assisted ovens and four ring 'Neff' induction hob with extractor fan above. Wood effect laminate flooring with underfloor heating, recessed LED spotlights, double glazed window to the rear with fitted blind.

Dining: The dining area has plenty of room for a dining table and chairs, continuation of wood effect laminate flooring with underfloor heating, double glazed French doors leading out to the patio and garden beyond with a fitted blind.

MAIN BEDROOM:

Wood effect laminate flooring, radiator, coving, double glazed window to the front with fitted blind.

BEDROOM:

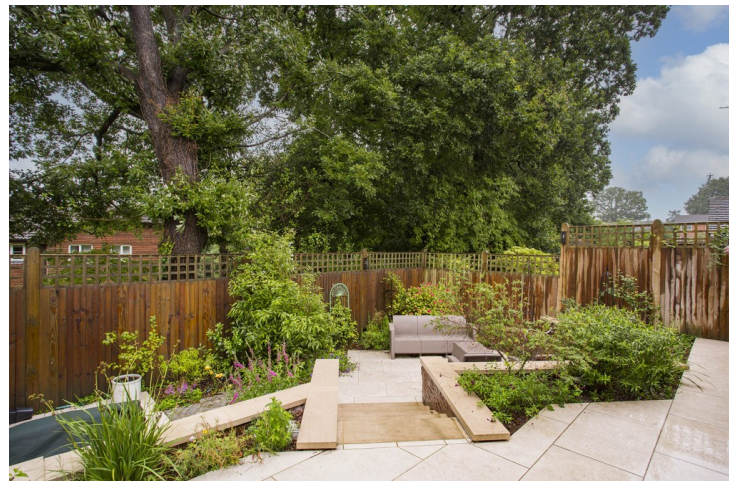
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Fitted wall to wall carpet, radiator, cupboard housing the wall mounted electric consumer unit and further cupboard housing the 'Vaillant' boiler. Double glazed window to the front with fitted roller blind.

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Fitted with a corner shower with a 'Triton' shower and glass sliding doors, low level wc, wash hand basin with mixer tap set into a vanity unit with shelving. Wall mounted chrome heated towel rail, coving, extractor fan, two obscure double glazed windows to the side.



OUTSIDE FRONT:

A pretty well stocked rockery garden with established plants, mature shrubs and bushes with some lower level flower bed borders. Off road parking for one vehicle. A wooden gate gives side access to the rear garden.

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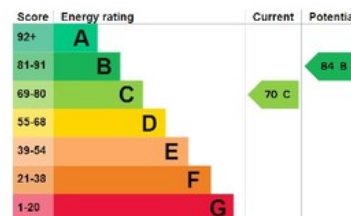
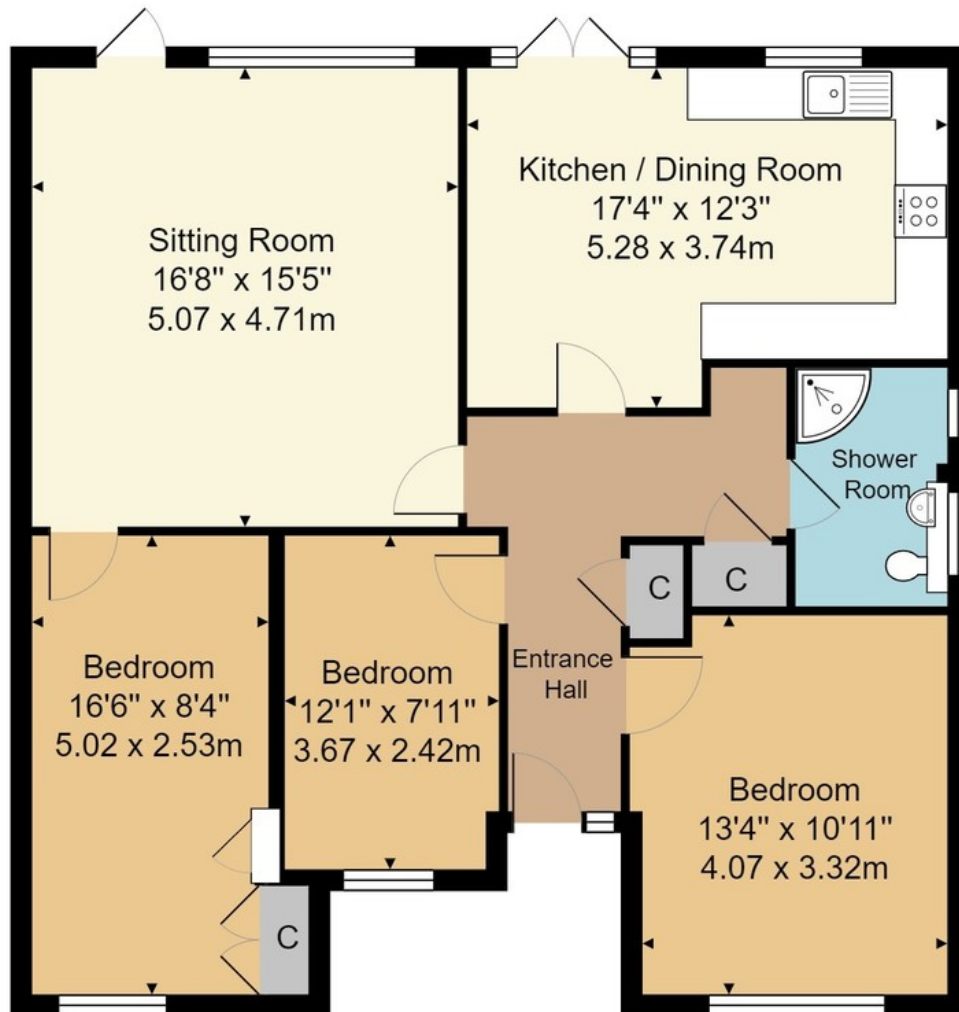
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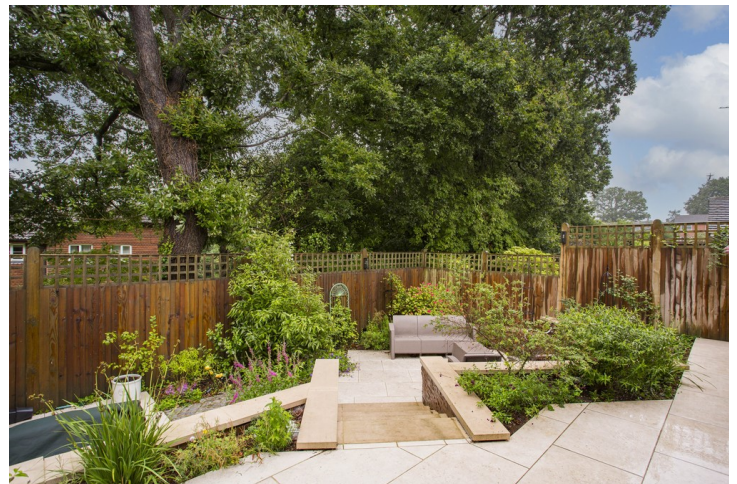
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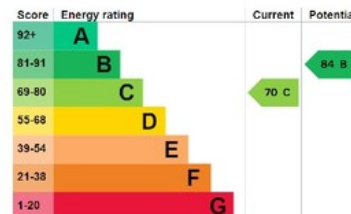
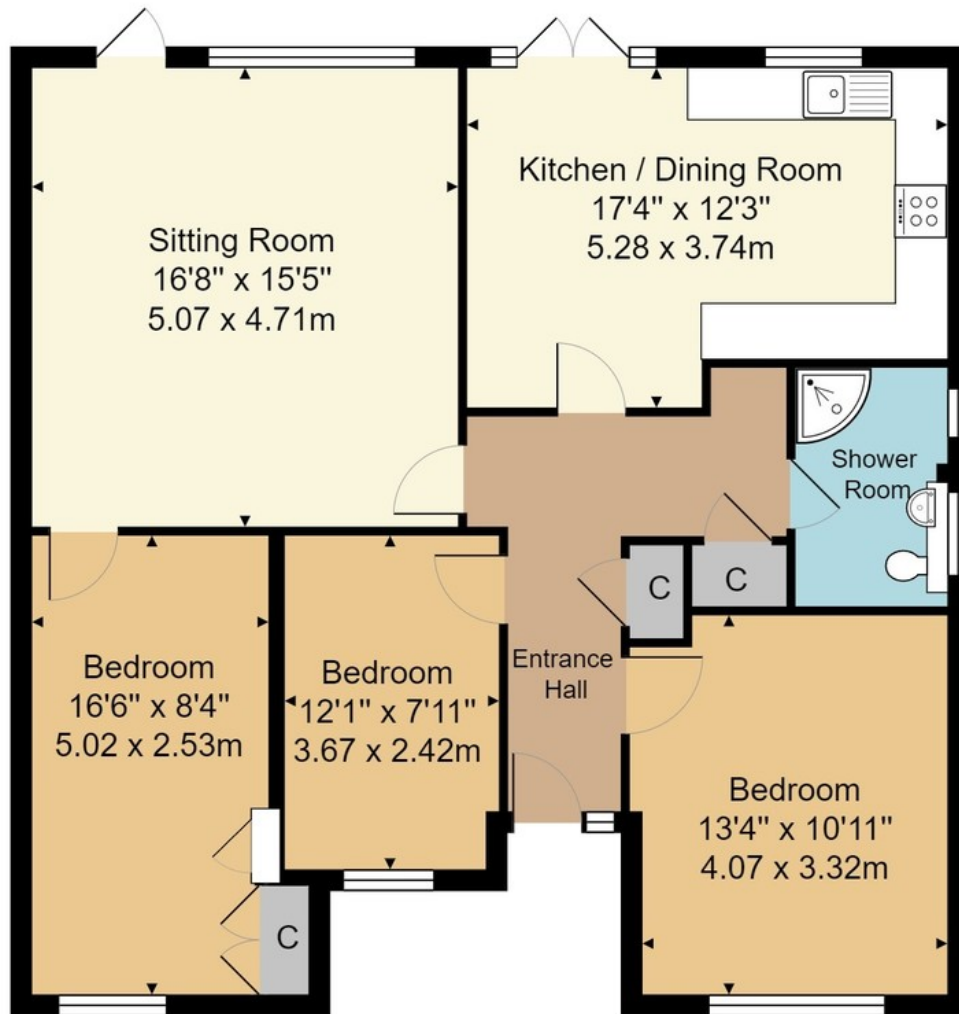
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