



**WOOD &
PILCHER**

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REAR VIEW



- Semi-Detached House
- 3 Bedrooms + Loft Room
- 2 Reception Rooms
- Ability to add ORP (STPP)
- South Facing Rear Garden
- Energy Efficiency Rating: E

Whitehill Close, Crowborough

£390,000

woodandpilcher.co.uk



14 Whitehill Close, Crowborough, East Sussex, TN6 1JG

A very attractive 1930s family home set down a quiet cul-de-sac within walking distance to local amenities and schools. The property benefits from having the ability to add off road parking subject to the usual consents and a south facing private rear garden. The bright and airy accommodation provides a sitting room with open brick fireplace, a dining room with direct access to the rear garden and a traditional style kitchen. To the first floor are three bedrooms, a recently installed family bathroom and accessed via the first floor landing is a second floor loft room currently used as an office.

Double glazed door opens into:

ENTRANCE HALL:

Understairs cupboard housing electric consumer unit and gas meter, light wood effect laminate flooring, radiator and a smoke alarm.

SITTING ROOM:

A bright room featuring a traditional open fireplace with brick surround, quarry tiled hearth and wooden mantle, light wood effect laminate flooring, radiator and double glazed part bay window to front.

DINING ROOM:

Two original wooden cupboards with shelving, light wood effect laminate flooring, radiator and a double glazed sliding door provides direct access out to a paved patio and garden beyond.

KITCHEN:

A traditional style range of high and low level units with black granite effect roll top work surfaces, stainless steel sink with mixer tap, Stoves fan assisted oven with 4-ring electric hob and extractor above and a Bosch washing machine. Integrated fridge and freezer. Tiled flooring, tiled splashback, recessed spot



lights, cupboard housing the recently installed Ideal combination boiler and a double glazed window to rear with fitted blind.

FIRST FLOOR LANDING:

Double glazed window to side, fitted carpet and a smoke alarm.

BEDROOM:

Traditional style fireplace, fitted carpet, radiator and double glazed window overlooking the rear garden.

BEDROOM:

Fitted carpet, radiator and a double glazed window to front.

BEDROOM/NURSERY/OFFICE:

Fitted carpet, radiator and double glazed window to front with fitted blind.

FAMILY BATHROOM:

Recently fitted and comprising a modern panelled bath with mixer tap and handheld shower attachment, sink set into a vanity unit with drawers, low level wc, corner fully tiled walk-in shower enclosure with a rainfall showerhead and handheld shower attachment, wall mounted chrome heated towel rail, laminate flooring, part tiled walling, extractor fan, recessed spot lights and obscured window to rear.

LOFT ROOM:

Currently used as an office and comprising a sink set into vanity unit with shelving and tiled splashback, part boarded eaves storage, fitted carpet and double aspect with velux windows to side and rear enjoying fabulous far reaching views.

OUTSIDE FRONT:

An area of garden principally laid to lawn with mature shrubs and bushes and an area of brick paving. Please note there is the opportunity to add off road parking for numerous vehicles (subject to the usual consents). A wooden gate provides side access to rear garden with outside water tap.

OUTSIDE REAR:

To the rear the garden benefits from a southerly aspect and offers a good size paved patio ideal for outside garden furniture. The remainder of the garden is mainly laid to lawn with a mature selection of planting, open shed and brick built shed.

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.

TENURE:

Freehold

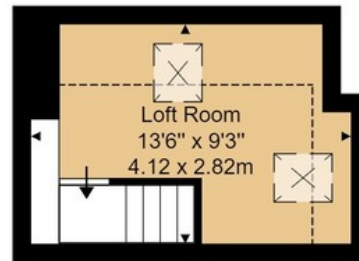
COUNCIL TAX BAND:

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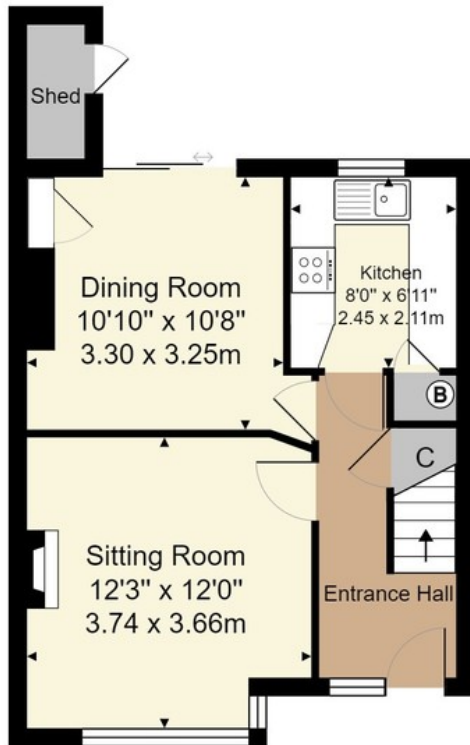
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

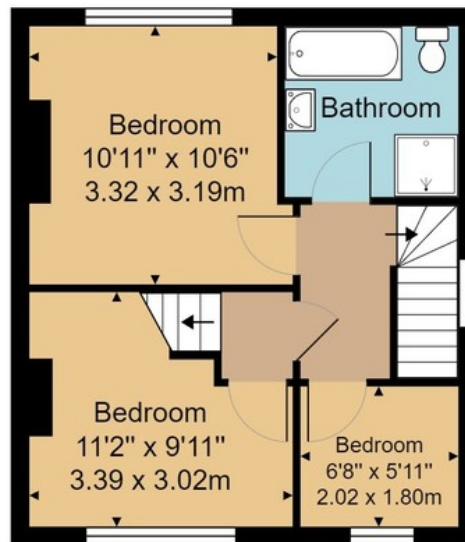




Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 906 ft² ... 84.2 m² (excluding shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The 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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