



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



REAR VIEW



- Semi-Detached Bungalow
- 3 Bedrooms
- En Suite & Bathroom
- Southwest Facing Rear Garden
- Off Road Parking
- Energy Efficiency Rating: E

Tollwood Road, Crowborough

Offers Over: £500,000

woodandpilcher.co.uk



Mariners Two, Tollwood Road, Crowborough, TN6 2NH

A charming semi-detached and beautifully renovated timber constructed bungalow, built in 1862 and offers a unique blend of history and modern comfort. Features include a delightful open verandah, a dual aspect sitting room, a spacious kitchen/diner, three double bedrooms, one with an en suite shower room and a separate bathroom. Outside, a good size private south westerly facing rear garden with an expanse of lawn and two patios provides a lovely retreat. Off-road parking at the front adds convenience, and its prime location offers good access to a mainline station and a delightful semi rural location looking on to the Country Park and backing on to woodland.

OPEN VERANDAH:

Attractive archways with black painted wooden floor boards, a power point, two storage cupboards, one housing electrics and a solid wooden door provides access into:

SITTING ROOM:

A vaulted room with wooden beams and featuring a gas fired wood burner with wood mantel over and composite black hearth, fitted carpet, radiator and enjoying a dual aspect with windows to front and rear.

KITCHEN/DINER:

Of a traditional style featuring a range of high and low level units with under unit lighting, brown granite effect roll top work surfaces and a Butler sink with swan mixer tap. Appliances include a high level fan assisted oven with grill above, an induction 4-ring hob with extractor fan above and separate integrated fridge and freezer along with space for washing machine. Recently installed Worcester Bosch boiler, plenty of space for dining furniture, Amtico flooring and a dual aspect with double glazed windows to



side and rear and a double glazed door opening to the rear paved patio and garden beyond.

MAIN BEDROOM:

Double fitted wardrobes with hanging rail and shelving along with fitted drawer storage and floating shelving, newly laid carpet and window to front with fitted blind.

BATHROOM:

Panelled bath with mixer tap and handheld shower attachment, low level wc, sink with mixer tap set into a vanity unit with shelving and black granite effect roll top surface, wall mounted chrome heated towel rail, Amtico flooring, extractor fan and fully tiled walling.

BEDROOM:

Single fitted wardrobe with hanging rail, fitted cupboards, drawer storage and a dressing table area, recently fitted carpet, radiator and dual aspect with windows to side and rear with fitted blinds.

EN SUITE SHOWER ROOM:

Corner fully tiled cubicle with rainfall showerhead and handheld shower attachment, low level wc, wash hand basin with mixer tap set into a vanity unit with shelving and black granite effect roll top work surface, wall mounted heated towel rail, Amtico flooring, part tiled walling and obscured window to rear.

OUTSIDE FRONT:

Gravelled driveway with off road parking, area of garden principally laid to lawn and a selection of flower bed borders and planting. Steps lead up to the verandah and main entrance and pathway provides side access via a wooden gate.

OUTSIDE REAR:

The good size southwest facing garden is beautifully maintained, enjoys an expanse of lawn, a good selection of planting and offers a great deal of privacy. In addition are two paved patios for outside seating, a large wooden shed with power and light and a greenhouse located to the very rear of the garden.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a 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 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.

TENURE:

Freehold

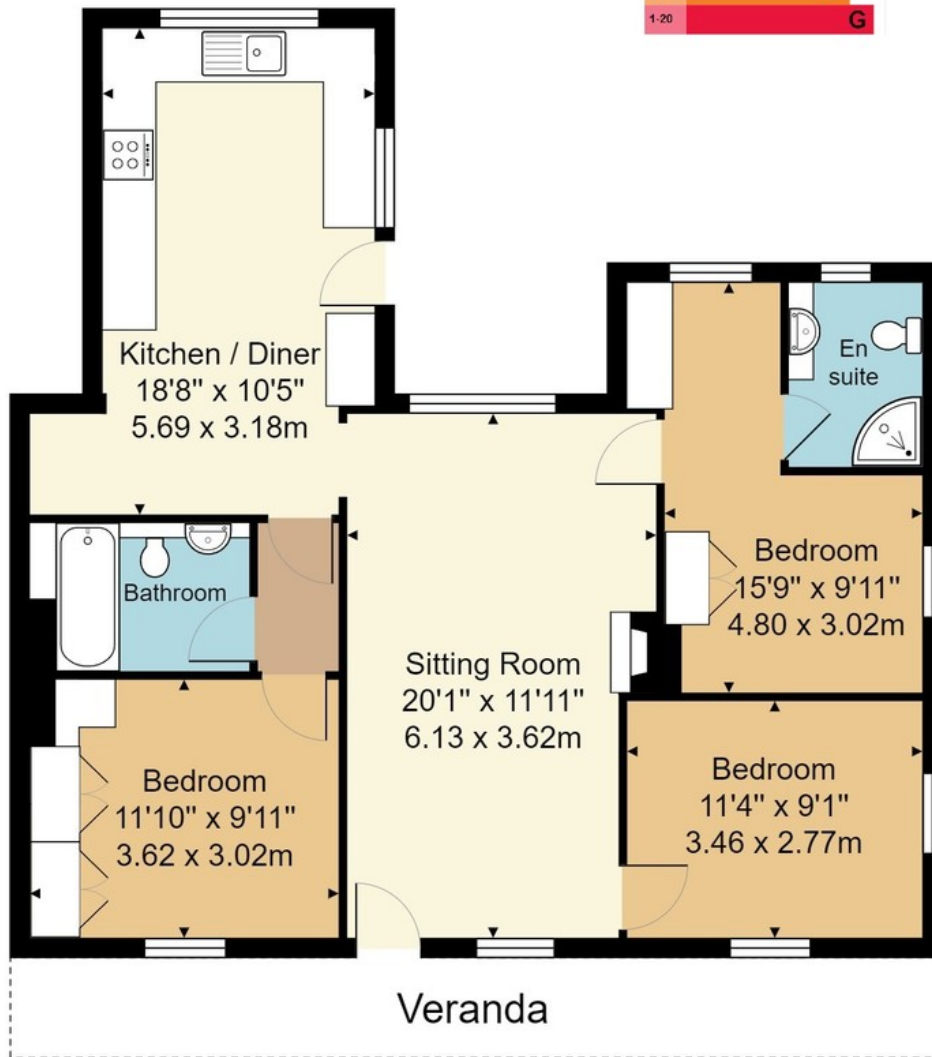
COUNCIL TAX BAND: D

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 902 ft² ... 83.8 m²

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

