



BLACKNESS ROAD
CROWBOROUGH - GUIDE PRICE £575,000



Little Willows

Blackness Road,
Crowborough, TN6 2NB

**Entrance Hall - WC - Sitting/Dining Room - Kitchen
Downstairs Bedroom/Dining Room - Two Double
Bedrooms - Family Shower Room - Garage - Off Road
Parking - Attractive and Well Tended Front and Rear
Gardens**

Built in the 1970s is this chain free detached family home set in an idyllic location whilst still enjoying good access to local amenities and a mainline railway station. Currently the accommodation comprises an entrance hall with wc, a dining room or downstairs bedroom, a spacious L-shape sitting/dining room with direct access out to the rear garden and a traditional kitchen. To the first floor are two double bedrooms, both with fitted wardrobes and a recently updated shower room. Externally the front garden offers an area for off road parking and access to a single garage and to the rear is a private and seduced garden with two patios, an expanse of lawn and a vast selection of mature planting.

Double glazed door opens into:

ENTRANCE HALL:

Carpet as fitted, two radiators, smoke alarm and under stairs shelving area.

WC:

Low level wc, pedestal wash hand basin with tiled splashback and glass cabinet above, laminate tile effect flooring, radiator and double glazed obscured window to front.

SITTING/DINING ROOM:

A spacious L-shape room with featuring a fireplace with Sussex stone surround and stone hearth, carpet as fitted, two radiators, double glazed windows to front, side and rear along with a glass sliding double glazed door leading out to the patio and rear garden beyond.



KITCHEN:

Fitted with a traditional range of high and low level units with under unit lighting and grey granite effect roll top work surfaces, pull-out breakfast bar and sink with mixer tap. Appliances include a high level fan assisted oven with grill above, 4-ring gas hob, fridge/freezer, washing machine and a dishwasher. High level unit housing wall mounted Worcester Bosch combi boiler, laminate flooring and double glazed window to rear with fitted blind.

DINING ROOM/BED ROOM:

Carpet as fitted, radiator and double glazed window to front.

FIRST FLOOR LANDING:

Double fitted cupboards with wooden slatted shelving, carpet as fitted, loft hatch and double glazed window to front.

MAIN BEDROOM:

Range of Sharps bedroom furniture to include four wardrobes with hanging rails and shelving and further eaves storage, fitted drawer units, bench storage and a fitted dressing table, carpet as fitted, radiator and double glazed window to side.

BEDROOM:

Triple fitted wardrobes with hanging rails and shelving, single wardrobe along with boarded eaves storage, carpet as fitted, radiator and double glazed window to side.

FAMILY SHOWER ROOM:

Large corner shower cubicle with rainfall showerhead and handheld shower attachment, low level wc, rectangular wash hand basin with mixer tap set into a vanity unit with shelving, wall mounted chrome heated towel rail, tiled flooring, fully tiled walling and double glazed window to rear.

OUTSIDE FRONT:

Shared between two houses is a tarmacadam driveway offering parking for numerous vehicles. The remainder of the garden is mainly laid to lawn with some flower bed borders and a selection of mature planting to include a Crabapple tree, Rhododendrons and Azaleas, all enclosed by fence boundaries.

GARAGE:

Key fob operated garage door, wall mounted electric/gas meters, recently installed electric consumer unit, floating shelving, electric strip lighting and concrete floor.

OUTSIDE REAR:

A private garden predominately laid to lawn enclosed by flower bed borders and established areas of planting to include rose bushes and clematis. Two paved patio areas suitable for garden furniture along with an outside tap and wooden garden shed.



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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, a good selection of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

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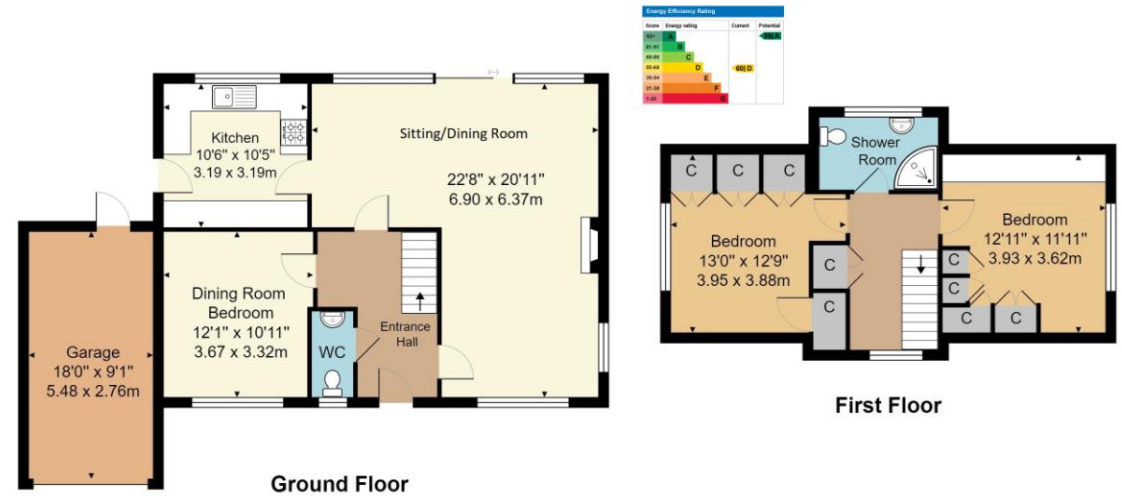


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Approx. Gross Internal Area 1339 sq. ft / 124.4 sq. m

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