



AUBURY, ERIDGE ROAD  
CROWBOROUGH - £680,000





# Aubury

Eridge Road,  
Crowborough, TN6 2SR

**Entrance Porch - Garage - Entrance Hall - Dining Room  
Sitting Room - Kitchen - Utility Room - WC - Split Level  
Landing - Main Bedroom With En Suite Shower Room  
Four Further Bedrooms - Family Bathroom - Off Road  
Parking - Attractive Front & Rear Gardens**

A fantastic opportunity to purchase a substantial 1930s family home with versatile accommodation set over three floors and beautifully maintained by our current vendors. Advantages include off road parking for numerous vehicles, a store room which could be converted back to a garage and a large sunny rear garden. Upon entry to the property is a good size porch with access into the store room/garage, an appealing part vaulted sitting room leading out to the rear garden and a dining room with traditional fireplace. The kitchen was renovated approximately five years ago and includes most of the usual appliances along with a useful utility room and wc. To the first floor are four bedrooms with the main bedroom benefiting from an en suite, a family bathroom and another good size characterful bedroom located to the top floor.

## **PORCH:**

Wooden beam, brick walling, tiled flooring, windows to front and side and door into:

## **GARAGE:**

Currently used as a store room with electric strip lighting, wall mounted gas meter, fitted carpet, double glazed sliding door to front (which could be removed to provide access for a vehicle) and two wooden garage doors. Access to loft and door to rear with access to the side of the property.

## **ENTRANCE HALL:**

Large under stairs cupboard housing the electric consumer unit and meter with shelf and lighting, wooden beam, smoke alarm and fitted carpet.

## **DINING ROOM:**

Attractive traditional and original fireplace, fitted carpet, radiator, double glazed bay Crittall window to front and two French doors with access into:

## **SITTING ROOM:**

A bright and airy room featuring a limestone fireplace with gas coal effect insert, part vaulted ceiling with velux window, wall lighting, fitted carpet, radiator and double glazed French doors opening out to a patio and garden beyond.





**KITCHEN:**

Range of shaker style high and low level units with under unit lighting, quartz roll top work surfaces and Butler sink with Quooker boiling water and filtered water tap. Appliances include two fan assisted ovens, one incorporating a microwave, induction hob with extractor fan above, integrated dishwasher and space for a large freestanding fridge/freezer. Large cloaks cupboard formerly a pantry, wall mounted Vaillant boiler (installed in 2021), tiled flooring, recessed spotlights and a part vaulted ceiling with Velux window. Dual aspect with windows to side and rear, door providing access to the rear garden and further door into:

**UTILITY ROOM:**

Range of high and low level units with roll top work surface incorporating a sink with mixer tap, space for a washing machine and tumble dryer, tiled flooring, radiator, smoke alarm, recessed spotlighting, window to side and door into:

**WC:**

Low level wc, corner wash hand basin with tiled splashback, radiator, recessed spotlighting, extractor fan and tiled flooring.

**SPLIT LEVEL LANDING:**

Radiator and window to side.

**MAIN BEDROOM:**

Fitted wall to wall wardrobes with hanging rail and shelving, fitted carpet, radiator, double glazed bay Crittall window to front and door into:

**EN SUITE SHOWER ROOM:**

Generous and fully tiled corner shower cubicle with Aqualisa shower, low level wc, sink with mixer tap set into a large vanity unit with plenty of cupboards and shelving along with black granite effect work surface over, wall mounted chrome heated towel rail, grey laminate flooring, recessed spotlighting, extractor fan and double glazed Crittall window to front.

**BEDROOM:**

Fitted wall to wall wardrobes incorporating hanging rail and shelving along with the hot water tank and slatted shelving, fitted carpet, radiator and window to rear with pleasant treetop views.

**BEDROOM:**

Fitted carpet, radiator and double glazed Crittall window to front

**BEDROOM:**

Fitted carpet, radiator and double glazed window to rear.

**FAMILY BATHROOM:**

Panelled bath with traditional style taps and handheld shower attachment, fully tiled corner shower cubicle, low level wc, traditional style sink and taps, shaver point, laminate flooring, radiator, recessed spotlighting, extractor fan and obscured double glazed window to rear.



### TOP FLOOR LANDING:

Part boarded eaves storage and electrics, Velux window and door into:

### BEDROOM:

A characterful room with exposed brick work and chimney breasts, eaves storage housing the water tank, fitted carpet, radiator, recessed spotlighting and velux window.

### OUTSIDE:

Benefiting from a generous driveway providing off road parking for numerous vehicles with the remainder of the garden being principally laid to lawn with flower bed borders, a selection of established planting, all enclosed by hedge boundaries. To the rear, adjacent to the property is a composite decked patio with sandstone steps leading down to a further extremely large sandstone patio ideal for outside entertaining. The remainder of the garden is laid to lawn along with a recently installed wooden shed and located to the rear of the garden steps lead to a workshop with power, electric strip lighting and outside tap. The garden as a whole is enclosed by hedge boundaries

### SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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 and a good range of schooling.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment with Wood & Pilcher Crowborough 01892 665666

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 contained. 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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House Approx. Gross Internal Area  
1960 sq. ft 182.1 sq. m

Outbuilding Approx. Internal Area  
356 sq. ft 33.0 sq. m



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.