



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- Chain Free
- 2 Bedrooms
- Large Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: D

High Cross Fields, Crowborough

£495,000

woodandpilcher.co.uk



9 High Cross Fields, Crowborough, TN6 2SN

A fabulous opportunity to purchase a chain free detached bungalow located within walking distance to the town centre. This home benefits from a large and beautiful rear garden, off road parking and a single garage. In brief the accommodation comprises an entrance hall with plenty of storage, a bright and airy sitting room with feature fireplace and direct access out to the rear garden, a compact and well equipped kitchen with access into a side porch. The main bedroom has the benefit of a generous amount of storage with modern mirror fronted wardrobes and a door leading out to a conservatory currently used as a sun room. The second bedroom is also a good size with plenty of fitted wardrobes and a family bathroom serves both bedrooms.

OPEN PORCH:

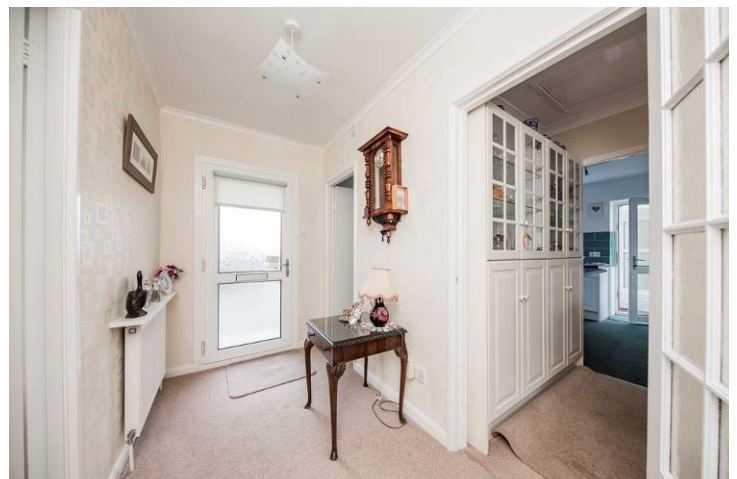
Brick paved flooring and obscured double glazed door with fitted blind opens into:

ENTRANCE HALL:

Cloaks cupboard with hanging rail and shelving, further storage cupboard housing electric consumer unit and gas meter, fitted carpet, radiator, floating shelf and smoke alarm.

KITCHEN:

Shaker style range of high and low level units with under unit lighting and tiled splashback, black granite effect roll top worksurfaces including a breakfast bar with granite effect roll top worksurface and a stainless steel sink, fan assisted oven with 4-ring electric hob and separate spaces for a washing machine, slimline dishwasher and tall fridge/freezer, good size pantry cupboard, radiator, carpet tile flooring, double aspect with three double glazed windows to front and side and a double glazed door provides access to a side porch.



SIDE PORCH:

Tiled flooring, obscured windows to front and side and double glazed part obscured door opening to the side of the property and garage.

SITTING ROOM:

Feature fireplace with electric fire insert (not tested) and granite hearth, loft hatch, fitted carpet, two radiators, double glazed windows with fitted blinds to side and rear and a double glazed door leading out to the rear garden.

MAIN BEDROOM:

Fitted glass fronted wall to wall wardrobes with hanging rail and shelving, fitted carpet, radiator and double glazed sliding doors open out to the Conservatory.

CONSERVATORY:

With potential for conversion (subject to usual planning consents) is this pleasant and useful room with carpet floor tiling, radiator, electric strip lighting, double glazed windows to all sides with fitted blinds and a double glazed door with fitted blinds leading out to the garden.

BEDROOM:

Fitted wardrobes with hanging rail and shelving, range of fitted cupboards and drawers, fitted carpet, radiator and double glazed window to front with fitted blind.

FAMILY BATHROOM:

Panelled bath with mixer tap and separate handheld shower attachment with bifold shower screen, sink with mixer tap, low level wc set into a vanity unit with shelving, tile effect vinyl flooring, fully tiled walling, ceiling light with heater (not tested) and obscured window to front with fitted blind.

OUTSIDE FRONT:

Principally laid to lawn with a rockery and driveway providing off road parking leading to a garage accessed via wooden doors.

OUTSIDE REAR:

A generous garden that offers a large limestone patio adjacent to the property ideal for garden table and chairs. The remainder of the garden comprises a selection of Sussex stone raised flower bed borders with good size areas of lawn with an attractive pond and mature planting. In addition is a wooden shed, compost area, open wooden gazebo with decked flooring and a lean-to potting shed located to the rear of the garage.

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

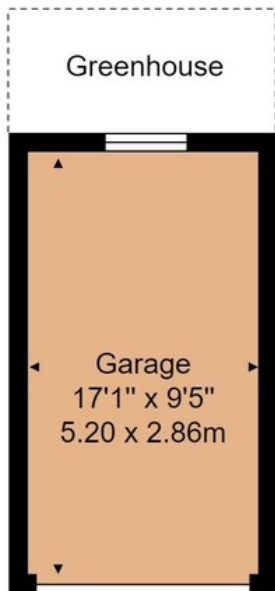
COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

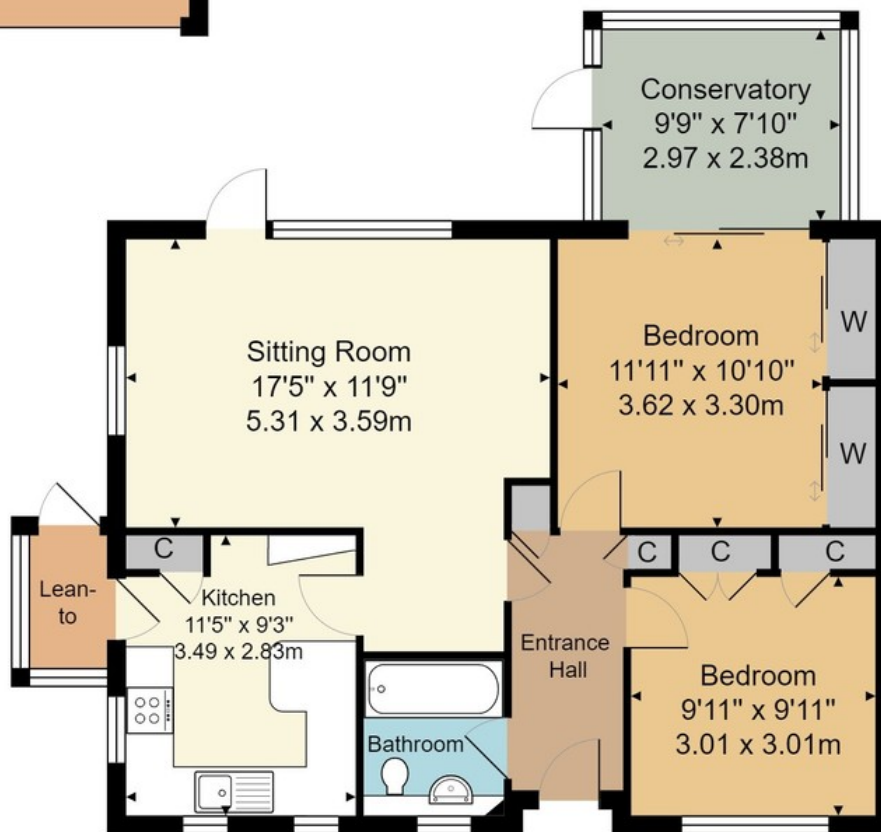




Bungalow Approx. Gross Internal Area
986 sq. ft / 91.6 sq. m

Garage Approx. Internal Area
163 sq. ft 15.2 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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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