



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terrace Home
- 3 Bedrooms
- Kitchen/Living Room
- En Suite & Family Bathroom
- Rear Garden With Views
- Energy Efficiency Rating: C

Boarshead, Crowborough

GUIDE PRICE: £450,000 - £475,000

woodandpilcher.co.uk

6 The Pines, Boarshead, Crowborough, TN6 3HD

This modern and well presented mid terrace family home has flexible and thoughtfully adapted accommodation to suit a multitude of family needs. The property also benefits from a rear garden enjoying outstanding countryside views and being located to the fringes of Crowborough it provides a good mix of rural and town living. Converted in recent years by a renowned local builder the accommodation consists of an open plan living room with direct access out to the rear garden, a well designed modern kitchen for entertaining with utility, wc and a lower ground floor study/music room. Upstairs there are three bedrooms, a well-appointed family bathroom and an en suite shower room. This unique property with its versatile accommodation will suit many types of modern and multi-generational families. Very few properties come to the market with views of this standard and we would encourage an early viewing to appreciate the appeal of this well presented home.

Glass panelled composite front door opens into:

ENTRANCE HALL:

Engineered wood flooring, stairs to lower ground and first floor, cupboard housing Viessman gas boiler, radiator and double glazed window to front with blind.

DOWNSTAIRS CLOAKROOM:

Dual flush low level wc, vanity wash hand basin with storage under, engineered wood flooring, inset LED lighting and radiator.

LOWER GROUND FLOOR:

STUDY/MUSIC ROOM:

Under stairs storage cupboard with light, engineered wood flooring, wall mounted thermostat controlled heater and additional radiator.

GROUND FLOOR

KITCHEN/LIVING ROOM:

Kitchen Area:

Range of wall and base units with composite worktops and upstands over and inset one and a half bowl stainless steel sink with mixer tap and vegetable washer. Integrated appliances include an oven with ceramic 4-ring hob and extractor fan above, fridge and slimline dishwasher. Engineered wood flooring, radiator and door to Utility Room.

Living Area:

TV points, fitted carpet, radiator, LED lighting, skylight window and double glazed Upvc patio doors open to rear decked area and garden beyond.

UTILITY ROOM:

Range of wall and base units with stainless steel sink and swan mixer tap, Integrated washing machine and freezer along with space for tumble dryer. Engineered wood flooring, radiator, inset LED lighting and smoke detector.

FIRST FLOOR LANDING:

LED lighting, fitted carpet, smoke detector, radiator, stairs to second floor and window to front with fitted blinds.

BEDROOM:

Fitted wardrobe cupboards, fitted carpet, radiator and large double glazed window to rear with fantastic far reaching countryside views.

BEDROOM:

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



FAMILY BATHROOM:

Panelled bath with shower attachment over, dual flush low level wc, vanity wash hand basin with storage under, shaver point, chrome heated towel rail, vinyl flooring, LED lighting and extractor fan.

SECOND FLOOR HALF LANDING:

Smoke detector, LED lighting and door into:

BEDROOM:

Eaves storage areas, roof velux window, fitted carpet, tv point, radiator and door into:

EN SUITE SHOWER ROOM:

Cubicle with integrated shower, dual flush low level wc, vanity wash hand basin with storage under, shaver point, chrome heated towel rail, vinyl flooring, LED lighting and extractor fan.

OUTSIDE:

Communal electric wooden gates open to the development and a private low maintenance area of garden with slate path to front entrance.

OUTSIDE REAR:

Adjacent to the property is a decked area enclosed by picket fencing, expanse of lawn, timber shed and gate to rear.

Two allocated parking spaces, visitor parking and fenced bin store.

SITUATION:

Well located with mainline railway stations at both Eridge & Jarvis Brook providing service of trains to London. In addition the area provides beautiful walks ideal for dog walking, Bowles Outdoor Activity Centre which includes climbing and a dry ski slope, local public house and a golf course. Crowborough town centre to the south is about 1.5 miles away and provides a wide range of supermarkets, doctors, dentists, a good range of schooling for all ages as well as a leisure centre. Located to the west of Crowborough is Ashdown Forest which is a great place for walking and enjoying spectacular views over the Sussex countryside. The spa town of Royal Tunbridge Wells is approximately six miles to the north where you will find the mainline railway station and an excellent mix of retailers & eateries spread through the Pantiles, The Old High Street and Victoria Place Shopping Mall.

COUNCIL TAX BAND:

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VIEWING:

By appointment via Wood & Pilcher Crowborough 01892 665666.

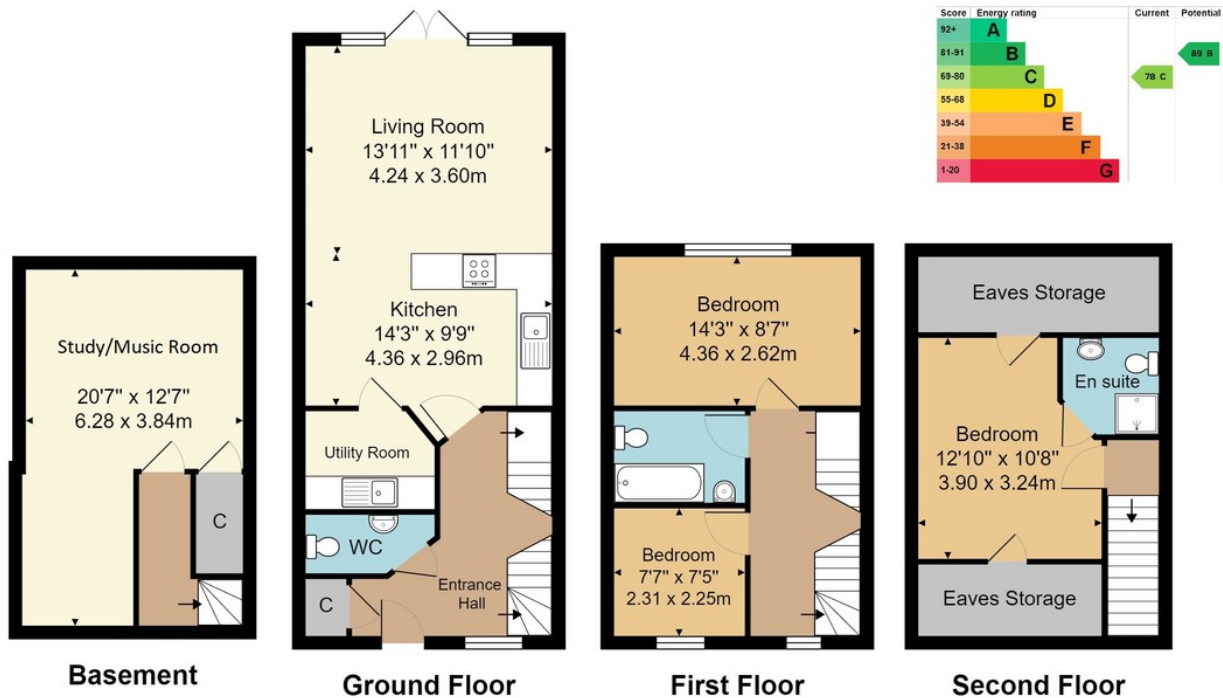
TENURE:

Freehold

AGENTS NOTE:

A management charge of £500 per annum is payable for the private drainage, maintenance of electric gates, maintenance of the car park and communal landscaping. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





Approx. Gross Internal Area 1372 ft² ... 127.4 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.

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