

GHYLL ROAD
CROWBOROUGH - £585,000



Cleggan, Ghyll Road

Ghyll Road,
Crowborough, TN6 1SU

**Entrance Lobby - Entrance Hall - Utility Room - WC
Kitchen - Dining Room - Sitting Room - Inner Hallway
Three Double Bedrooms - Family Shower Room - Attic
Room - Off Road Parking - Detached Single Garage
Well Tended Wraparound Gardens and Patio.**

A spacious, versatile and well presented detached bungalow set in a popular road within 3/4 of a mile from Crowborough town centre. The bright and airy accommodation offers two reception rooms, kitchen, utility and a wc. From the inner hallway is access to the three double bedrooms, a family shower room and stairs to the first floor attic room. Externally the property benefits from off road parking, a detached single garage, well tended wraparound gardens along with a westerly facing rear patio ideal for outside table and chairs.

Composite front door opens into:

ENTRANCE LOBBY:

Tiled flooring, windows to front and door into:

ENTRANCE HALL:

Antico style flooring and doors to:

UTILITY ROOM:

Range of high and low level units with single sink and drainer, spaces for a washing machine, tumbler dryer and fridge/freezer, coats hanging area, radiator, tiled flooring, large window to side and door to patio.

WC: WC, small sink and obscured window to front.



KITCHEN:

Range of high and low level units with laminate worksurfaces over and incorporating a one and half bowl sink/drain. Built-in double oven with 4-ring gas hob and extractor over, spaces for a dishwasher and fridge, further space for dining furniture, radiator, spotlighting, vinyl flooring, two large skylights and window to side overlooking the patio.

DINING ROOM:

Two large storage cupboards, Amtico style flooring, radiator and window to front.

SITTING ROOM:

Tiled hearth with gas effect fire, two radiators, fitted carpet and two large picture windows to front and side.

INNER HALLWAY:

Cupboard housing cylinder, radiator and window to side.

BEDROOM:

Large built-in sliding wardrobes, Amtico style flooring and two windows to rear and side.

BEDROOM:

Radiator, fitted carpet and large window to side.

BEDROOM:

Radiator, fitted carpet and window to side.

SHOWER ROOM:

Large walk-in shower enclosure, wc, sink, small vanity area, vinyl flooring, radiator with towel rail above and two obscured windows to rear.

From the Inner Hallway stairs rise to:

ATTIC ROOM:

Currently used as a study with two radiators, fitted carpet, two Velux style roof windows and door to good size eaves storage area currently housing the boiler and water tank.



OUTSIDE:

Wraparound gardens principally laid to lawn with a large westerly facing patio with steps leading down to a garden shed, off road parking area and garage with power, two windows and side access door.

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 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: 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.



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

