



ARDBRACK
MARK CROSS CROWBOROUGH - £515,000



Ardbrack

Mark Cross,
Crowborough, TN6 3PL

**Entrance Hall - WC - Sitting Room - Dining Room
Kitchen/Breakfast Room - Three Double Bedrooms
Shower Room - Off Road Parking - Single Garage
Front & Rear Gardens**

Introduced to the market chain free and set down a quiet no through road is this three bedroom detached house now requiring modernisation and refurbishment. Currently the accommodation comprises an entrance hall, sitting room, dining room, kitchen/breakfast room and a downstairs wc. To the first floor are three bedrooms and a shower room. Externally to the front is a driveway with off road parking and access to a single garage and to the rear the garden enjoys lovely countryside views.

Main front door opens into:

ENTRANCE HALL:

Fitted carpet, radiator and stairs to first floor.

DINING ROOM:

Fitted carpet, radiator and windows to front and side.

SITTING ROOM:

Feature fireplace with iron basket, stone mantel and surround, parquet flooring, two radiators, large windows to front and patio doors opening to rear garden.

CLOAKROOM:

Low level wc, wall mounted wash hand basin, radiator, lino flooring and obscured window to side.



KITCHEN/BREAKFAST ROOM:

Range of wall and base units with worktops over, stainless steel sink, space for a cooker and washing machine, cupboard housing hot water tank and wall mounted oil boiler, under stairs cupboard, vinyl flooring, strip lighting, large window overlooking rear garden and door to side.

FIRST FLOOR LANDING:

Eaves storage cupboards and access to loft via dropdown ladder.

BEDROOM:

Eaves storage, radiator, fitted carpet and large window overlooking countryside to rear.

BEDROOM:

Built-in wardrobe cupboards with hanging rail, eaves storage and window to front.

BEDROOM:

Fitted carpet, radiator and window to front.

SHOWER ROOM:

Tiled cubicle with integrated shower, low level wc with vanity wash basin and storage under, lino flooring, radiator and window to side.

OUTSIDE FRONT:

Approached via a pea shingled drive providing off road parking for several vehicles and access to a single garage. The remainder of the garden is mostly laid to lawn with side access via a wrought iron gate.

OUTSIDE REAR:

Enjoying countryside views to rear the garden benefits from a large patio adjacent to the property with plastic freestanding oil tank. In addition is an expanse of lawn with areas of established planting and shrubs.

SITUATION:

The property is situated in the small hamlet of Mark Cross, which has a favoured primary school, a public house and garden centre. Mark Cross is centrally situated between Wadhurst, Crowborough and Royal



Tunbridge Wells all of which have excellent main line rail services to London. The village of Rotherfield is approximately 1½ miles away, where there are good local facilities including village shopping, popular primary school, village inns and churches. The larger town of Crowborough is approximately five miles distance, having a selection of schooling, a good range of shopping facilities. The larger spa town of Royal Tunbridge Wells with its more comprehensive facilities and fast main line rail service to schooling, golf courses, National Trust Properties and glorious walking opportunities on the South Downs and Ashdown Forest - home of Winnie-the-Pooh. There is also the Cuckoo Trail for family cycling.

COUNCIL TAX BAND:

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TENURE:

Freehold

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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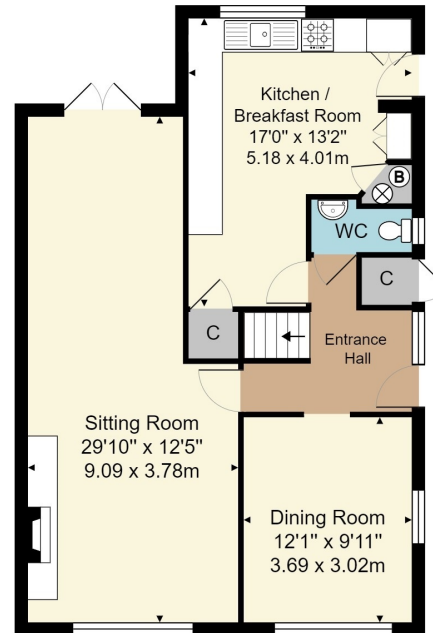
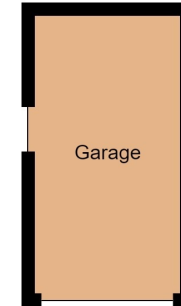
Email: crowborough@woodandpilcher.co.uk

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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

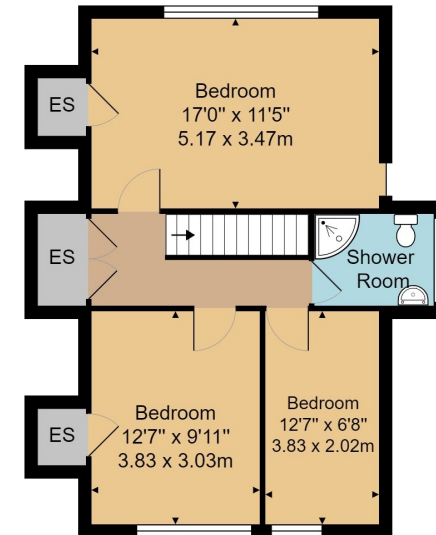
www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1314 ft² ... 122.1 m² (excluding garage)

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.