



COMMON WOOD RISE  
CROWBOROUGH - £695,000



# 20 Common Wood Rise

Crowborough, TN6 2UR

**Porch - Entrance Hall - Sitting Room - Conservatory**  
**Kitchen/Breakfast Room - Utility Room - Four Bedrooms**  
**Two Shower Rooms - Workshop - Off Road Parking**  
**Front & Rear Gardens**

Located on a popular road towards the outskirts of Crowborough is this detached bungalow offering immaculate accommodation. Inside, you'll find a welcoming entrance porch and hall, a spacious sitting room, a bright and airy conservatory, and a well-equipped kitchen/breakfast room. Additional features include a utility room and workshop. There are four bedrooms and two shower rooms for comfort and flexibility. Outside, a landscaped rear garden provides a lovely south-easterly aspect, while off-road parking is available at the front.

Glass panelled door opens into:

#### **ENTRANCE PORCH:**

Large coats cupboard, tiled flooring and door opening into:

#### **ENTRANCE HALL:**

Large airing cupboard with radiator, fitted carpet and further radiator.

#### **SITTING ROOM:**

Feature fireplace with electric fire insert, stone hearth and surround, fitted carpet, radiator and window to side.

#### **CONSERVATORY:**

Space for dining furniture and seating, underfloor heating and doors to rear garden.

#### **KITCHEN/BREAKFAST ROOM:**

Range of wall and base units with laminate worktops over incorporating a composite sink. Appliances include an eye level double oven with grill, 4-ring gas hob with extractor fan and space for a dishwasher and fridge/freezer. Space for breakfast table and chairs, radiator, lino flooring, spotlighting, window to rear and door to rear garden.



**UTILITY ROOM:**

Worktop with single bowl sink, space for washing machine, tumble dryer and fridge/freezer, lino flooring, skylight, large picture window to kitchen and door to workshop.

**WORKSHOP:**

Lighting, controls for solar panels, gas meter and door to the front of the property.

From the kitchen/breakfast room is an inner hallway with storage cupboard.

**BEDROOM:**

Currently used as a games room with parquet flooring, radiator and window to rear.

**SHOWER ROOM:**

Shower enclosure, wc, sink and storage below with mirror above, mirrored wall unit, full height towel rail, floor to ceiling tiled walling, laminate flooring and large skylight.

**BEDROOM:**

Built-in wardrobes with small vanity area, fitted carpet, radiator and window to front.

**BEDROOM:**

Built-in wardrobes, fitted carpet, radiator and window to front.

**BEDROOM:**

Fitted carpet and window to side.

**FAMILY SHOWER ROOM:**

Fully tiled corner shower enclosure, wc, sink with monobloc tap and storage below, large towel rail, wall mounted mirrored wall cupboard, laminate flooring and obscured window to front.

**OUTSIDE FRONT:**

To the front is an area of lawn and a driveway providing off road parking for two vehicles.

**OUTSIDE REAR:**

Adjacent to the property is a good size patio with ample space for garden table and chairs with the remainder of the garden predominately laid to lawn with a garden shed and surrounded by various flower bed borders.

**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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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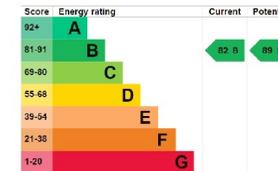
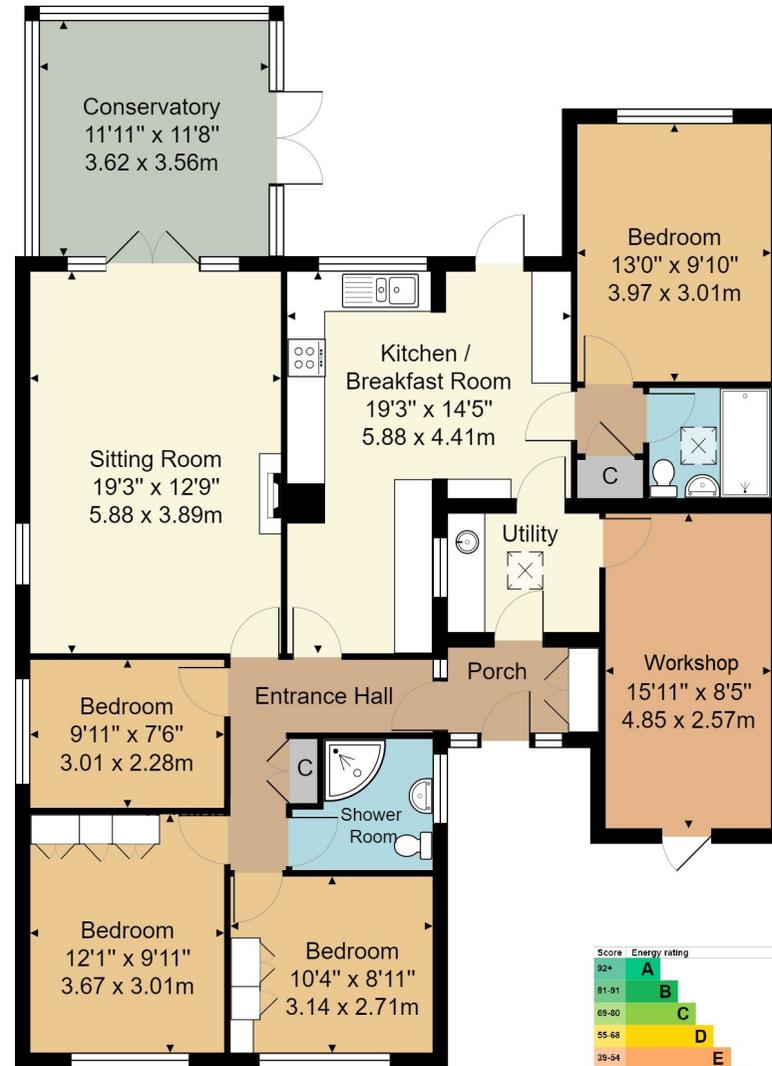
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

**AGENTS NOTE:**

The property has solar panels which are owned by the property.

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.



Approx. Gross Internal Area 1473 ft<sup>2</sup> ... 136.9 m<sup>2</sup>  
(Includes Garage/Workshop)

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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