



RIVERSDALE, CROWBOROUGH HILL
CROWBOROUGH - GUIDE PRICE £750,000 - £775,000



Riversdale

Crowborough Hill,
Crowborough, TN6 2DD

**Covered Wooden Entrance Porch - Entrance Hall - Sitting Room - Drawing Room - Dining Room - Kitchen/Breakfast Room - Utility Room - WC - Seven Bedrooms - Family Bathroom - Family Shower Room - Front & Rear Gardens
Detached Garage - Off Road Parking**

This Edwardian home truly is a treasure trove of original features and potential. With its grand entrance through the oak door and spacious rooms adorned with open fireplaces, high ceilings, and picture rails, it's a delightful blend of character and versatility. The sitting room and drawing room, both boast fireplaces and offer elegant spaces for relaxation and entertaining. In addition is a dining room, a traditional style kitchen/breakfast room along with a utility room and wc. A staircase reveals four double bedrooms on the first floor, along with a family bathroom, while the second floor presents three additional bedrooms and a family shower room, providing ample space for family living or potential conversion into home office or hobby spaces. Outside, the property's charm extends to the front garden and rear patio, with the added convenience of off-road parking and a garage. While retaining its period charm, this home also offers an exciting opportunity for cosmetic updating, allowing the new owner to infuse it with their own style and preferences.

OPEN WOODEN PORCH: Built-in timber seating, quarry tiled paving, outside wall lighting, mosaic style windows and original oak door opens into:

ENTRANCE HALL: Cupboard housing electric consumer unit, fitted carpet and radiator.

SITTING ROOM: Open fireplace with tiled cheeks, tiled hearth and black mantel, wooden flooring, radiator and sash windows to front.

DRAWING ROOM: Working fireplace with tiled cheeks, black stone hearth and black painted mantel, fitted carpet, radiator and bay window with secondary glazing to the front.

DINING ROOM: Fitted carpet, radiator and sash windows to side.

KITCHEN/BREAKFAST ROOM: Kitchen Area: Traditional style wooden range of high and low level units with feature lighting with roll top worksurfaces incorporating a one and half bowl sink with mixer tap. High level fan assisted oven with grill, 4-ring gas hob with



extractor fan above and space for a dishwasher. Tiled flooring, tiled splashbacks and two sash window to rear.

Breakfast Area:

Continuation of tiled flooring, two fitted cupboards, radiator and plenty of room for dining furniture.

UTILITY ROOM: Space for washing machine, tumble dryer and two fridge/freezers, wall mounted Worcester Bosch boiler, quarry tiled flooring, wall mounted electric radiator, storage area and sash window to side and original door to rear garden.

WC: Low level wc, corner wash hand basin with mixer tap and tiled splashback, wall mounted electric radiator, green tiled flooring and obscured window to side.

FIRST FLOOR LANDING: Fitted carpet, radiator and double glazed sash windows to front with far reaching rooftop views.

BEDROOM: Fitted wardrobe with hanging rail, fitted carpet, radiator and sash windows to front with far reaching views.

BEDROOM: Fitted wardrobe with hanging rail and shelving, fitted carpet, radiator and sash windows bay window to front.

BEDROOM: Fitted wardrobe with hanging rail, fitted cupboard with open shelving, fitted carpet, radiator, original windows to side with views towards Rotherfield.

BEDROOM: Feature fireplace with tiled cheeks and black painted mantel, fitted wardrobe with hanging rail, fitted cupboard with open shelving, fitted carpet, radiator and sash windows to rear.

FAMILY BATHROOM: Panelled bath with mixer tap, wall mounted shower over and separate handheld shower attachment, low level traditional style wc, traditional style sink with mixer tap, laminate flooring, radiator, part tiled walling and two sash windows to side (part obscured).

SECOND FLOOR LANDING: Walk-in airing cupboard housing hot water tank with slatted shelving and storage area, fitted carpet and radiator.

BEDROOM: Currently used as an office with brick feature wall, eaves storage, fitted carpet, radiator, loft hatch, recessed spotlighting and velux window to side.

BEDROOM: A single bedroom with fitted carpet, radiator, floating shelving and window to rear.

BEDROOM: Fitted carpet, radiator and window to front.

SHOWER ROOM: Fully tiled walk-in shower enclosure, low level wc, circular wash hand basin with mixer tap set into a vanity unit with drawer storage, black painted wooden flooring, part tiled walling, recessed spotlighting and Velux window to rear.



OUTSIDE: Brick paved driveway offers parking for numerous vehicles which leads to a garage accessed via an up/over door and comprising concrete flooring, electric strip lighting, two windows and door to rear. Steps rise to main house with the front garden being predominately laid to lawn and benefiting from an array of mature shrubs, flower bed borders and trees. In addition is a brick paved patio and wooden shed. To the rear the garden features a good size brick paved patio, ideal for garden furniture and steps leading down to an area of garden laid to lawn with a greenhouse.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough on 01892 665666

ADDITIONAL INFORMATION:

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas



House Approx. Gross Internal Area 2721 sq. ft / 252.8 sq. m
Garage Approx. Internal Area 212 sq. ft / 19.7 sq. m

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.

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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