



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace Home
- 3 Bedrooms
- 2 Reception Rooms
- Front & Rear Gardens
- Single Garage
- Energy Efficiency Rating: D

Western Road, Crowborough

£355,000

woodandpilcher.co.uk



Clickity Click , Western Road, Crowborough, TN6 3EH

Set within walking distance to a mainline railway station is this well presented end of terrace family home benefiting from a beautiful, well maintained rear garden that backs onto woodland. Upon entry to the property is a good size porch, a bright and airy sitting room, a large dining room/conservatory enjoying a lovely aspect over the rear garden and woodland beyond. The kitchen is modern in style and upstairs are two double bedrooms, a single bedroom and a family bathroom. Externally to the front is a pretty area of garden with a purple flowering Wisteria which adorns the façade of the house along with a wooden gate to side providing access to the beautiful rear garden which has the benefit of a large workshop, shed and generous paved patio.

PORCH:

Polyflor flooring, coats hanging area, cupboard housing electric/gas meters and electric consumer unit, obscured windows to side and front and door opening into:

SITTING ROOM:

Polyflor flooring, two radiators, under stairs cupboard perfect for storage, large window overlooking the front garden and door into:

DINING ROOM/CONSERVATORY:

Plenty of room for dining furniture, two radiators, Polyflor flooring and door opening out to a patio and garden beyond.

KITCHEN:

Fitted with a modern range of high and low level units with dark roll top worksurfaces with tiled splashback and incorporating a stainless steel one and a half bowl sink with mixer tap. Fan assisted oven with 4-ring gas hob and extractor fan, space for tall fridge/freezer and further space for a washing machine. Polyflor flooring and window overlooking the rear garden.



FIRST FLOOR LANDING:

Hatch to part boarded loft with light and fitted carpet.

BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Fitted carpet, radiator and window to rear.

BEDROOM:

Fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with Triton shower over with glass bifold shower screen, traditional style taps with handheld shower attachment, low level wc, sink with traditional style taps set into a vanity unit with shelving, airing cupboard housing hot water tank with wooden slatted shelving, lino flooring, part tiled walling, radiator and obscured window to rear.

OUTSIDE FRONT:

An expanse of lawn accompanied by various flower bed borders along with a pretty Wisteria and Cherry Blossom tree. Wooden gate provides side access with large storage shed, attached open lean-to and a generous paved patio that in turn leads to the rear garden.

OUTSIDE REAR:

Backing onto woodland the beautiful area of garden is principally laid to lawn featuring a large central Acer tree and a selection of raised flower bed borders. A pathway continues to a workshop with concrete flooring and electrics and to the very rear of the garden a wooden gate and pathway gives access to the garage accessed via an up/over 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. 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.

COUNCIL TAX BAND:

C

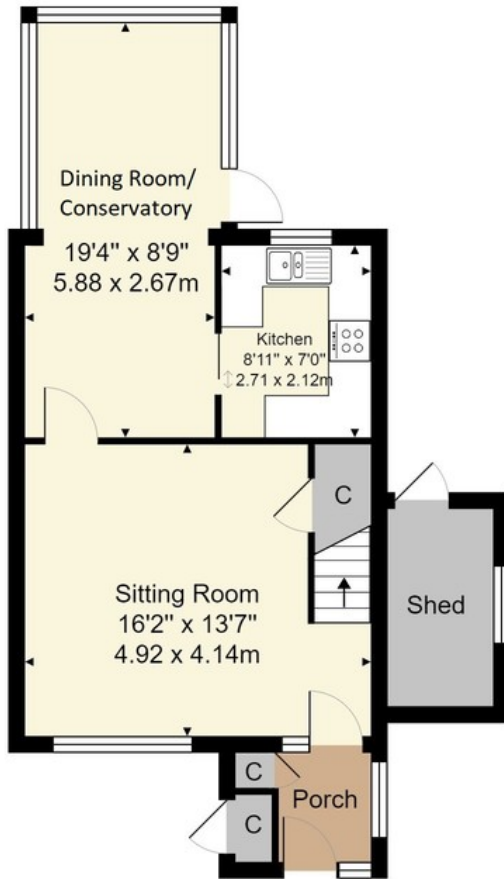
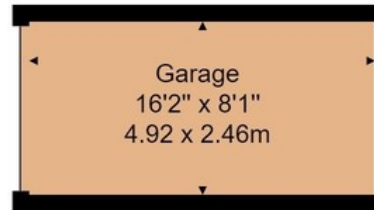
TENURE:

Freehold

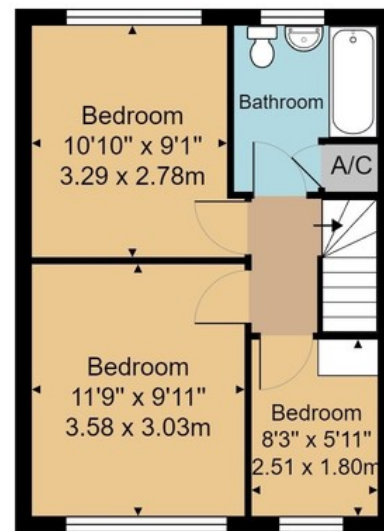
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Ground Floor



First Floor

House Approx. Gross Internal Area (Excl. Shed) 864 sq. ft / 80.3 sq. m
Garage Approx. Internal Area 129 sq. ft / 12.0 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 accepted 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 are for information only and have not been tested and no guarantee as to their operability or efficiency can be given.

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