



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Terraced Family House
- 4 Bedrooms
- Modern Kitchen/Diner
- 2 En Suites & Bathroom
- Garage & Driveway
- Energy Efficiency Rating: C

Payne Close, Crowborough

£450,000

woodandpilcher.co.uk

18 Payne Close, Crowborough, TN6 2FH

With nearby woodland walks and located to the end of a private cul-de-sac this beautifully presented and well maintained mid terrace family home with the benefit of well tended front and rear gardens. The accommodation comprises a welcoming hallway, downstairs cloakroom, bright and airy sitting room with French doors out to the lovely rear garden and a modern kitchen/diner with many of the usual appliances and ample space for large dining furniture. To the first floor are two bedrooms of a similar size, both with fitted wardrobes and en suite facilities and a family bathroom serves the remaining two bedrooms. Externally to the front is an pretty area of garden with flower bed borders and a paved driveway leads to a garage. Backing onto woodland and of particular note is the rear garden with its extensive array of mature plants and shrubs and large paved patio ideal for outside entertaining. In addition the development benefits from a communal area of private woodland and childrens' play area.

Composite double glazed door opens into:

ENTRANCE HALL:

Under stairs cupboard with light and shelving, further cupboard housing wall mounted Gloworm boiler with space for coats hanging, fitted carpet and radiator.

DOWNSTAIRS CLOAKROOM:

Low level wc, pedestal wash hand basin with tiled splashback, cupboard housing electric consumer unit, wood effect Karndean flooring, radiator, extractor fan and obscured window to side with fitted blind.

SITTING ROOM:

Fitted carpet, radiator, recessed LED spotlighting, box bay windows with fitted blinds and French doors opening to rear garden.

KITCHEN/DINER:

A modern range of high and low level units with feature under unit lighting, black granite roll top worksurfaces incorporating a stainless steel sink with swan mixer tap. Appliances include an eye level fan assisted oven with grill above, 5-ring gas hob with stainless steel splashback and extractor fan, an integrated recently installed fridge/freezer and space for a washing machine and dishwasher. Plenty of room for dining furniture, laminate flooring, recessed LED spotlighting, radiator and bay window to front with fitted blinds.

FIRST FLOOR LANDING:

Hatch to part boarded loft with light, fitted carpet, radiator and smoke alarm.

BEDROOM:

Fitted double wardrobe with hanging rail and shelving, fitted carpet, radiator, window to front with fitted blind and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle with handheld shower attachment, low level wc, pedestal wash hand basin with mixer tap and shaver point, wall mounted mirrored medicine cabinet, wall mounted heated towel rail, tile effect vinyl flooring, part tiled walling, extractor fan, recessed spotlighting and obscured window to side with fitted blind.

BEDROOM:

Fitted wardrobe with hanging rail and shelving, fitted carpet, radiator, window to front with fitted blind and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle with handheld shower attachment, low level wc, pedestal wash hand basin with mixer tap, wall mounted mirrored medicine cabinet, wall mounted heated towel rail, tile effect vinyl flooring and obscured window to rear.

BEDROOM:

Fitted carpet, radiator and window with fitted blind overlooking the rear garden and woodland beyond.



BEDROOM:

Currently used as a study with fitted carpet, radiator and window to rear with fitted blind overlooking the rear garden and woodland beyond.

FAMILY BATHROOM:

Panelled bath with mixer tap and handheld shower attachment, low level wc, pedestal wash hand basin with mixer tap and shaver point, wall mounted mirrored medicine cabinet, wall mounted heated towel rail, wood effect laminate flooring, part tiled walling, extractor fan and recessed LED spotlighting.

OUTSIDE FRONT:

Shallow steps to main entrance, areas of stone surround flower bed borders and a selection of mature bay trees, shrubs and bushes. A brick paved driveway leads to the garage with up/over door and comprising concrete flooring, electric strip lighting, high and low level fitted units with black granite effect worktops and door to rear patio and garden.

OUTSIDE REAR:

With lovely woodland views the garden benefits from a generous paved patio adjacent to the property providing ample space for outside dining furniture. The remainder of the well tended garden is principally laid to lawn with areas of established planting.

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.

COUNCIL TAX BAND:

E

TENURE:

Freehold

An annual charge of £195.00 is payable Payne Close Residents Ltd to cover costs relating to the maintenance of all the communal areas. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

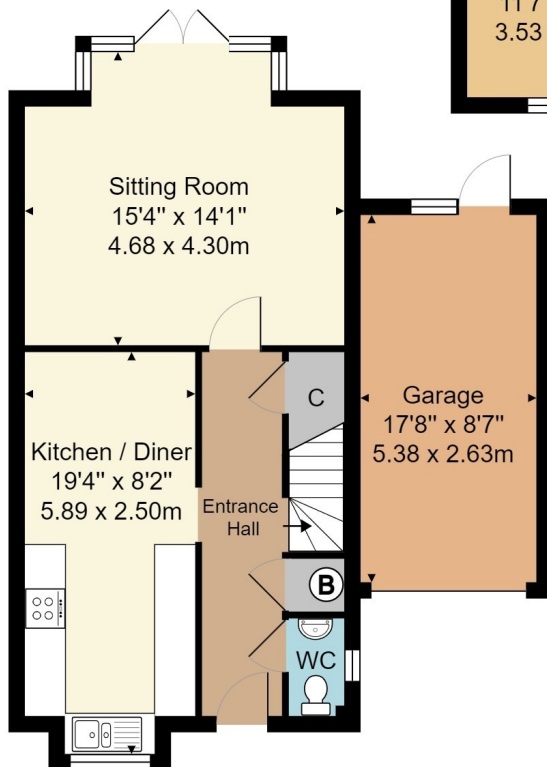
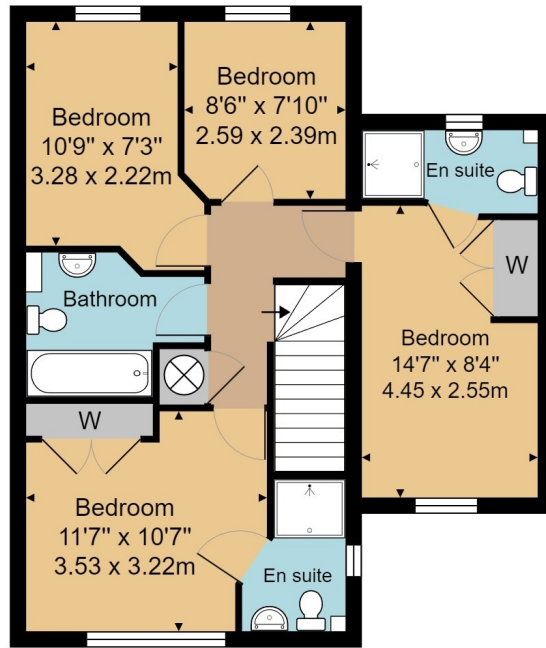
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating – Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

Ground Floor

Approx. Gross Internal Area
1256 ft² ... 116.7 m²
(Incl. 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.

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Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

