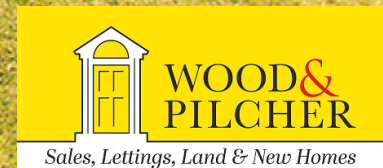




HIGHLANDS CLOSE
CROWBOROUGH - £850,000



5 Highlands Close

Crowborough, TN6 1BE

**Entrance Hall - Inner Hallway - Downstairs Wet Room - Sitting Room - Dining Room - Kitchen/Breakfast Room - Utility Room
Four Bedrooms - En Suite Shower Room - Family Bathroom
Front Garden With Driveway & Integral Double Garage
Southerly Facing Rear Garden**

Offered to the market chain free and providing a classical approach to design is this Neo-Georgian detached family house, exceptionally well presented and maintained throughout. The current owner embarked on extensive renovations which included considerable plumbing and electrical improvements when they bought the property in 2011. The accommodation comprises a spacious hallway, a light and bright sitting room with direct access to the southerly aspect rear garden, a dining room to the front and a kitchen/breakfast room with again access out to the rear garden. In addition to the ground floor is a recently converted wet room, a utility room and access to the integral double garage. To the first floor is the main bedroom with en suite shower room, three remaining bedrooms and a family bathroom. Outside to the front is a pleasant garden with driveway leading to a double garage and to the rear is a southerly aspect garden providing a generous paved patio area and a great deal of privacy. Properties in this location with excellent access to the town centre rarely come available for sale and we would therefore recommend viewing at your earliest convenience.

Timber front door with obscured glazed inserts opens into:

ENTRANCE HALL:

Radiator, telephone point, engineered oak flooring and glazed double doors through to the inner hall with a radiator, continuation of engineered oak flooring, large under stairs cupboard housing gas meter and coats hanging area.

WET ROOM:

Integrated side taps with shower attachment, low level wc, wash hand basin with tiled splashbacks, tiled walling, tiled flooring, recessed spotlighting, radiator and obscured window to rear.

SITTING ROOM:

A beautiful light and airy room with feature gas fireplace with marble mantel, surround and hearth, four radiators, tv point, wall lighting, fitted carpet, triple aspect with windows to front, side and rear and French doors to the rear garden.



DINING ROOM:

Large area for dining table and chairs, two radiators, tv point, fitted carpet and dual aspect with windows to front and side.

KITCHEN/BREAKFAST ROOM:

Range of matching wall and base units with Corian worksurfaces, upstands and tiled splashbacks, inset one and half bowl stainless steel sink with integrated drainer and chrome mixer tap, space for Rangemaster style oven, stainless steel splashback and extractor fan above, recessed spotlighting, engineered oak flooring, floor to ceiling radiator and opening through to a breakfast area which benefits from attractive vaulted ceiling with exposed beams, space for breakfast table and chairs, tv point, radiator, coir matting, window to rear and French doors to side.

UTILITY ROOM:

Selection of matching wall and base units with rolltop worksurfaces and tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, washing machine, dishwasher and space for a freestanding fridge/freezer, Worcester Bosch gas boiler and water and heating controls, small cupboard housing electric meter, shelving, radiator and tiled flooring, consumer unit, window to rear, obscured door to front and further door to the integral garage.

INTEGRAL GARAGE:

Light and power connected, door to rear garden and two garage up/over doors.

FIRST FLOOR LANDING:

Loft hatch with access to attic with power and light being fully insulated and boarded, fitted cupboard housing modern pressurised hot water cylinder with slatted shelving.

BEDROOM:

Fitted triple wardrobe with mirrored fronted doors, radiator, tv point, fitted carpet, windows to front and side and door into:

EN SUITE SHOWER ROOM:

A modern shower room comprising a large enclosed corner shower cubicle with overhead rainfall showerhead and separate shower attachment, low level wc, wash hand basin with rolltop worksurfaces to side and cupboards beneath, chrome ladder style heated towel rail, recessed spotlighting, extractor fan, fully tiled walling, wood effect Karndean flooring and window to rear.

BEDROOM:

Built-in wardrobe with mirrored fronted sliding doors, fitted carpet, tv point, radiator and two windows to front.

BEDROOM:

Radiator, fitted carpet, tv point and window to rear.

BEDROOM:

Radiator, fitted carpet, tv/telephone points and window to front.



FAMILY BATHROOM:

Enclosed Jacuzzi bath with shower over and glass bifold screen, low level wc, wash hand basin with chrome mixer tap with vanity unit and cupboards and shelf to side, chrome ladder style heated towel rail, recessed spotlighting, extractor fan, fully tiled walling, wood effect Karndean flooring and window to rear.

OUTSIDE:

To the front is a large tarmac driveway with parking for several vehicles that leads to a double garage, large area of lawn and paved path with flower borders to side that leads to the main entrance. Side access via a timber gate to the rear. The rear garden enjoys a large paved patio across the rear of the property with exterior lighting, tap and an area for table and chairs. A low level stone wall leads to a generous expanse of lawn, additional seating area laid to slate, a timber garden shed to the rear and all enclosed by established trees that provide a great deal of seclusion and privacy in this southerly facing garden.

SITUATION:

Crowborough town provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities. Train services are available on the Uckfield line from London Bridge.

TENURE: Freehold

COUNCIL TAX BAND: G

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

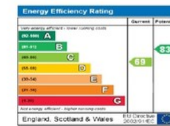
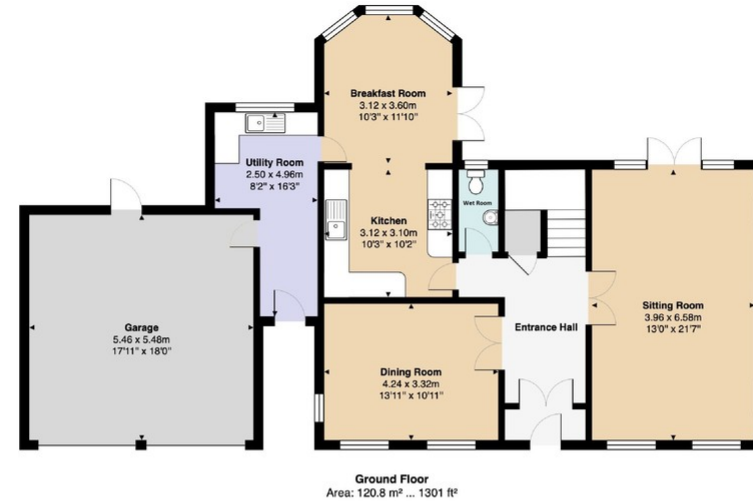
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating

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.



Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any 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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