



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace Cottage
- 3 Bedrooms
- No Onward Chain
- Private Area Of Garden
- Off Road Parking
- Energy Efficiency Rating: D

Mount Pleasant, Crowborough

£375,000

woodandpilcher.co.uk

3 Forge Cottages, Mount Pleasant, Crowborough, TN6 2NE

Introduced to the market "Chain Free" is this three bedroom end of terrace cottage situated in a semi-rural location but still with good access to all local amenities. To the ground floor is a spacious sitting/dining room with wood burning stove and a downstairs wc. To the first floor are three bedrooms, two with built in wardrobes and a family bathroom with roll top bath. Externally to the front is an area of garden, driveway parking along with a small courtyard patio area to the side of the property. In addition is a good size separate area of garden with timber outbuilding. This home offers a great deal of charm and characterful features to include beamed ceilings and open fireplaces and should be viewed without delay.

COVERED TIMBER ENTRANCE PORCH:

Main front door into:

SITTING/DINING ROOM:

Feature fireplace incorporating a wood burning stove with oak bressumer, brick surround and flagstone hearth, cupboard housing electric meter and consumer unit, radiator, alcove with shelving, exposed floorboards, stairs to first floor and two windows to side.

KITCHEN:

Range of wall and base units with worktops over incorporating a Butler sink with mixer tap, Stoves gas cooker with 4-ring hob over, separate spaces for a washing machine, dishwasher and fridge/freezer, beamed ceiling, flagstone flooring and door to rear.

WC:

Low level wc, wash hand basin, flagstone flooring and obscured window to side.

FIRST FLOOR LANDING:

Fitted carpet and doors to:

FAMILY BATHROOM:

Freestanding roll top claw foot bath with side taps, pedestal wash hand basin, wc, heated towel rail, timber flooring, beamed ceiling and windows to side and rear.

BEDROOM:

Alcove with access to loft area, fitted carpet, radiator and window to side.

BEDROOM:

Two built-in wardrobe cupboards, fitted carpet, radiator and window to side.

BEDROOM:

Vaulted beamed ceiling with wardrobe cupboard, fitted carpet, radiator and window to side.

OUTSIDE FRONT:

Shared path with access to main entrance along with an area of garden predominantly laid to lawn with a concrete drive providing off road parking. Gate opening to a side courtyard patio area with cupboard housing the gas boiler, timber shed and log store.



OUTSIDE REAR:

Timber gate and passageway via the neighbouring garden provides access to a separate area of garden with a good size area of lawn, a decked area, stone built pizza oven and timber outhouse with power and light.

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:

D

VIEWING:

By appointment with Wood & Pilder Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

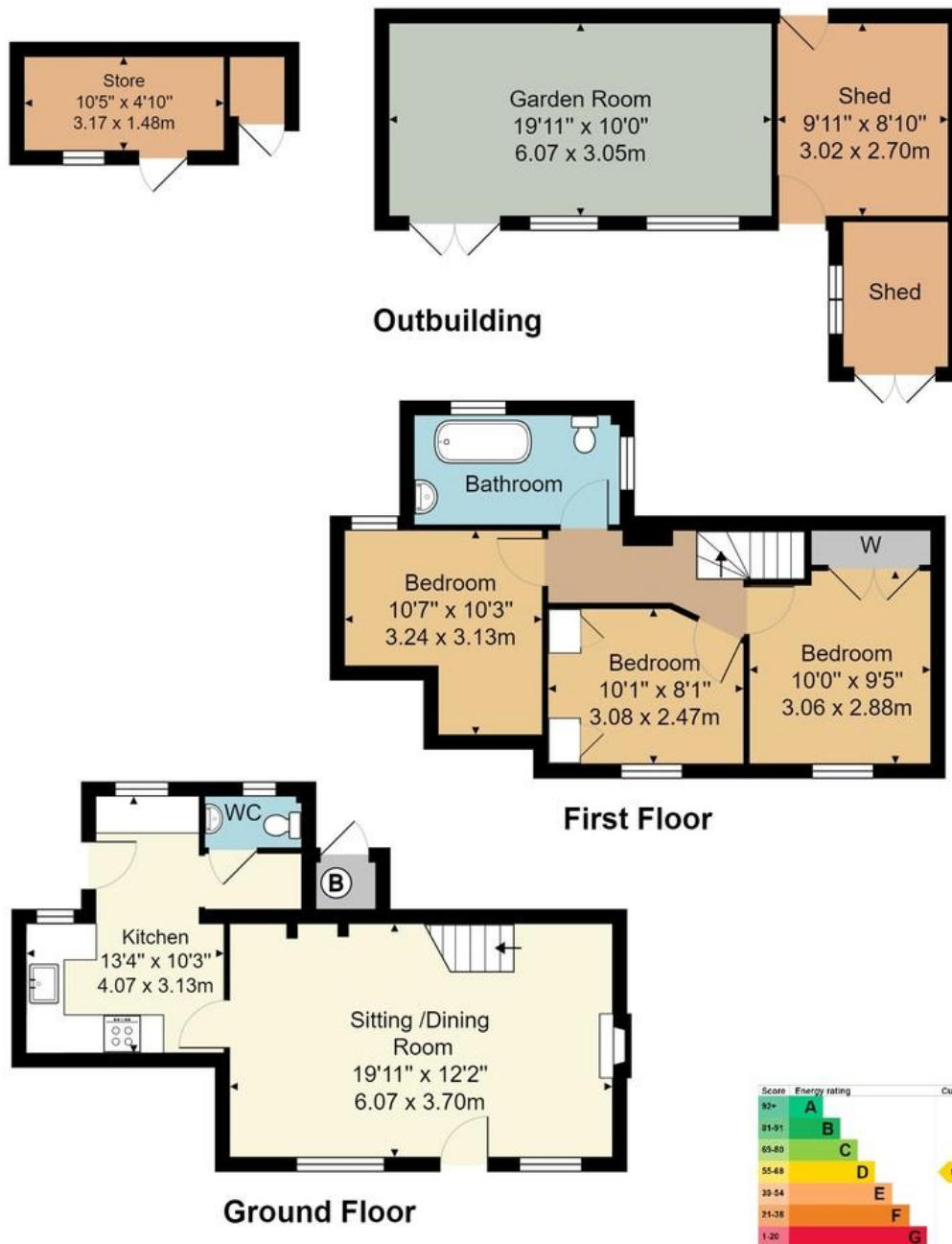
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Rights and Easements - Right of way across 2 Forge Cottages to access area of private garden





House Approx. Gross Internal Area 797 sq. ft / 74.0 sq. m
 Outbuildings Approx. Internal Area 397 sq. ft / 36.7 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.

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