



10 ROSEHILL GARDENS, CROWBOROUGH HILL
CROWBOROUGH - £475,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

10 Rosehill Gardens

Crowborough Hill,
Crowborough, TN6 2ED

**Entrance Hall - WC - Sitting Room - Dining Room
Kitchen/Breakfast Room - Galleried First Floor Landing
Three Double Bedrooms - Family Bathroom - Off Road
Parking - Generous Rear Garden**

A most attractive halls-adjointing semi-detached period home, beautifully presented and boasting an abundance of period features. The accommodation has so much to offer to include an attractive front door providing access into a welcoming entrance hall, wc, sitting room with feature fireplace, a separate dining room and a kitchen/breakfast room to rear with direct access out to the rear garden completes the ground floor accommodation. From the entrance hall stairs rise to the galleried first floor landing with access into three double bedrooms and family bathroom. Externally to the rear are two useful outhouses and a generous garden with patio ideal for outside entertaining. In addition and a real advantage is an area for off road parking to the front. This well appointed and much loved home is ideally situated with excellent access to a mainline railway station and all the amenities Crowborough town has to offer.

COVERED ENTRANCE PORCH:

Motion sensor lighting and timber front door with stained glass insert opens into:

ENTRANCE HALL:

Coir entrance matting, exposed floorboards, coats hanging area, stairs to first floor, column radiator with thermostat, picture rails and doors into:

SITTING ROOM:

A bright room comprising a feature fireplace incorporating a log burner with mantel, surround, tiled inset cheeks and hearth, picture rail, ceiling rose and corning, radiator with thermostat, exposed floorboards and acoustic double glazed bay window to front.

DINING ROOM:

Feature fireplace with basket, mantel, surround and hearth, carpet as fitted, inset LED lighting, corning, radiator with thermostat and double glazed window to rear.



WC:

Dual flush low level wc, wall mounted vanity wash hand basin with mixer tap and vinyl flooring.

KITCHEN/BREAKFAST ROOM:

Range of fitted wall and base units with wooden worktops and upstands over, ceramic Butler sink with swan mixer tap, inset Bosch microwave and eye level Bosch double oven under, integrated dishwasher, fridge/freezer, wall mounted Worcester Bosch gas boiler, further wall pantry cupboards, inset LED spotlighting, tiled flooring with electric underfloor heating, window to side and glass panelled door opening out to the garden.

GALLERIED FIRST FLOOR LANDING:

Access with dropdown ladder to partially boarded attic, radiator and range of doors into:

BEDROOM:

Feature fireplace with basket, mantel, surround, tiled cheeks and hearth, exposed floorboards, picture rails, radiator with thermostat and two large acoustic windows to front.

BEDROOM:

Feature fireplace with basket, mantel, surround and hearth, radiator with thermostat, exposed wood flooring, picture rails and double glazed window to rear.

BEDROOM:

Feature fireplace with basket, mantel, surround and hearth, wardrobe cupboard with further storage above, exposed floorboards, radiator, picture rails and window to rear.

FAMILY BATHROOM:

Panelled bath with tiled surround, wall mounted side taps and integrated shower, pedestal wash hand basin, low level wc, chrome heated towel rail with inset radiator, tiled flooring, inset LED lighting, velux roof window and further window to side.

OUTSIDE FRONT:

Off road parking area along with various raised beds with hedge boundaries.

OUTSIDE REAR:

Benefiting from a generous garden with flagstone patio area adjacent to the property, outhouses providing useful storage and a log store area. The remainder of the garden is principally laid to lawn with fence borders.



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 in approximately one hour 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. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

COUNCIL TAX BAND:

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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 - Shared driveway with neighbouring property

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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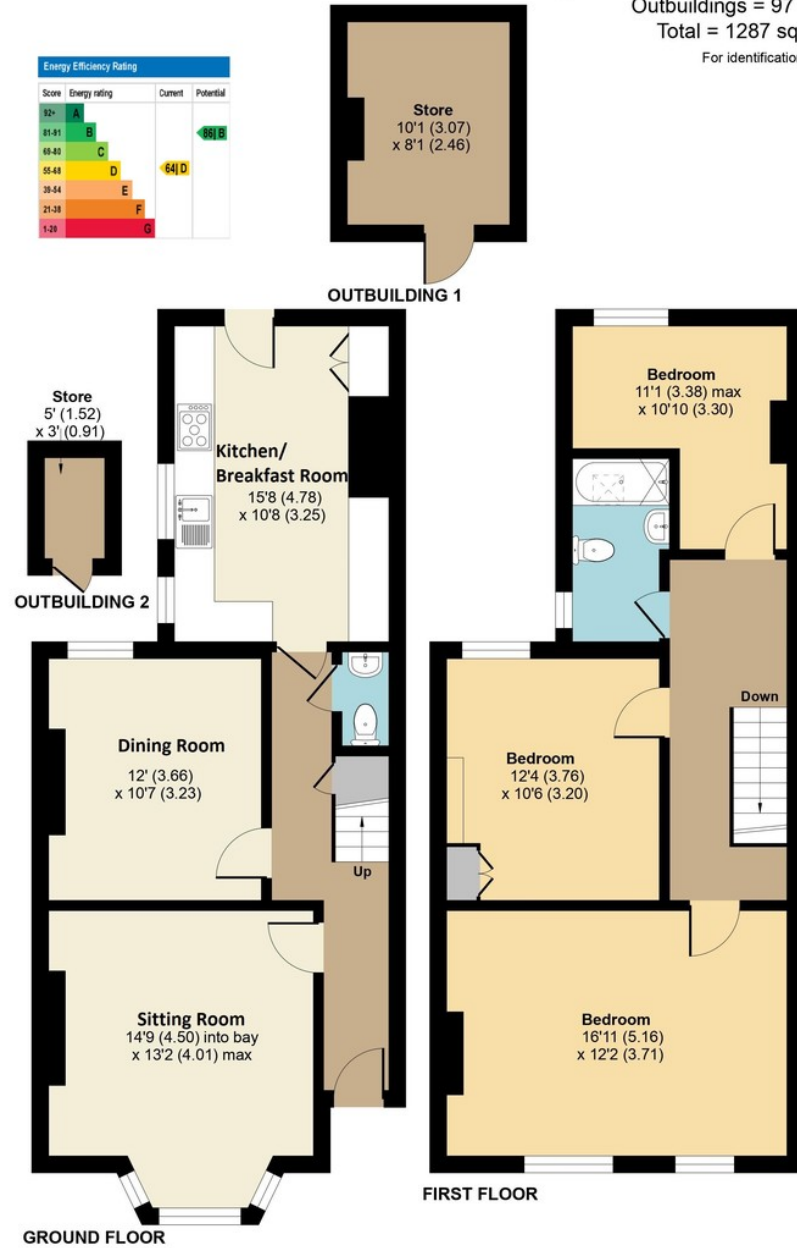
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Approximate Area = 1190 sq ft / 111 sq m
Outbuildings = 97 sq ft / 9 sq m
Total = 1287 sq ft / 120 sq m
For identification only - Not to scale

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	86 B
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2022. Produced for Wood & Pilcher. REF: 840618

