



CROWBOROUGH HILL
CROWBOROUGH - £925,000



Sunkai House

Crowborough Hill, Crowborough, East Sussex

TN6 2EA

Entrance Hall - Open Plan Sitting/Kitchen/Breakfast Room

Dining/Garden Room - Snug/TV Room

Downstairs Bedroom & Shower Room - Utility Area

Main Bedroom With Dressing Room & En Suite Bathroom

Four Further Bedrooms - En Suite Shower Room

Family Bathroom - Off Road Parking

Generous Rear Garden & Patio

Sunkai House is an exceptionally spacious six-bedroom detached family home that has been thoughtfully remodelled and modernised. The property features an open-plan sitting, kitchen, and breakfast room, seamlessly flowing into a good-sized dining/garden room, making it ideal for large family gatherings. On the ground floor, there is a bedroom and shower room, perfectly suited for multi-generational living or guests. The first floor offers five further bedrooms, two of which have en-suite bathrooms, in addition to a family bathroom. Externally, the property benefits from a driveway with off-road parking and an EV charging point. The rear garden is attractively landscaped and includes a patio, ideal for outdoor entertaining. Situated in a convenient location near Crowborough Railway Station, Sunkai House offers over 2,850 square feet of flexible and adaptable accommodation, making it a perfect home for modern family living.

TIMBER PORCH:

Outside lighting, flagstone entrance steps and glass panelled timber front door opening into:

ENTRANCE HALL:

Two storage cupboards, stairs to first floor, Karndean flooring, radiator, wall mounted alarm and obscured windows to front.





OPEN PLAN SITTING ROOM/KITCHEN/BREAKFAST ROOM:

Sitting Room:

Feature fireplace with inset iron basket, wood bressumer, brick surround and hearth, Karndean flooring, radiator and windows to front and side.

Kitchen/Breakfast Area:

Range of wall and base units with Quartz worktops/upstands over incorporating a twin Butler sink. Appliances include an inset gas/ceramic 5-ring hob with extractor fan over, eye level twin ovens, integrated dishwasher and a floor to ceiling fridge with freezer compartment. Island with Quartz worktops over and pan draws under, breakfast bar with space for seating and travertine tiled flooring with underfloor heating.

DINING/GARDEN ROOM:

Karndean flooring, two radiators, Four Velux roof windows, obscured window to side, two further windows to rear and sliding doors opening with direct access to the rear garden.

SNUG/TV ROOM:

Wood laminate flooring, radiator, window to side and glass panelled obscured door to side return.

UTILITY AREA:

Extensive storage area with wall and base units, space for washing machine and tumble dryer, Karndean flooring with underfloor heating and obscured glass panelled door opening to side return.

BEDROOM:

Mirrored sliding door wardrobe, Karndean flooring with underfloor heating and window to side.

SHOWER ROOM:

Shower cubicle with porcelain tiled surrounds, rainfall showerhead and additional shower attachment, dual flush low level wc, pedestal wash hand basin, mirrored wall cabinet, shaver point, chrome heated towel rail, tiled flooring and obscured window to front.

GALLERIED FIRST FLOOR LANDING:

Airing cupboard housing pressurised hot water system, additional storage cupboard, access to boarded loft with light via dropdown ladder and two windows to front.

MAIN BEDROOM:

Fitted carpet, radiator, window to rear with views across to Rotherfield Church Spire and doors to:

DRESSING ROOM:

Wall mounted hanging area, fitted carpet, radiator and window to rear.

EN SUITE BATHROOM:

Panelled bath with tiled surrounds, fully tiled shower cubicle with integrated rainfall showerhead and separate shower attachment, low level wc, pedestal wash hand basin and bidet. Tiled flooring, radiator and obscured window to front.

BEDROOM:

Wardrobe cupboard, radiator, fitted carpet, window to rear overlooking the garden and door into:

EN SUITE SHOWER ROOM:

Tiled shower cubicle with rainfall showerhead and separate shower attachment, wc, pedestal wash hand basin, radiator, tiled flooring and obscured window to side.

BEDROOM:

Wardrobe cupboard, radiator, fitted carpet and window to rear overlooking the garden.

BEDROOM:

Currently used as a study with wardrobe cupboard, radiator, fitted carpet and window to front.

BEDROOM:

Wardrobe cupboard, radiator, fitted carpet and window to front.

FAMILY BATHROOM:

Panelled bath with shower attachment over, low level wc, pedestal wash hand basin, bidet, tiled flooring, radiator and obscured window to side.

OUTSIDE FRONT:

Tarmacadam drive provides off road parking for several vehicles along with an EV charging point, attractive raised rockery with planting and trees provide privacy. Either side of the property is access to the rear garden.

OUTSIDE REAR:

Patio adjacent to the property with outside lighting and located to the side of the property is a raised timber log store, timber shed, outside shower and taps. The remainder of the garden is principally laid to lawn with a further patio area ideal for outside seating and a selection of raised beds.



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. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, 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:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

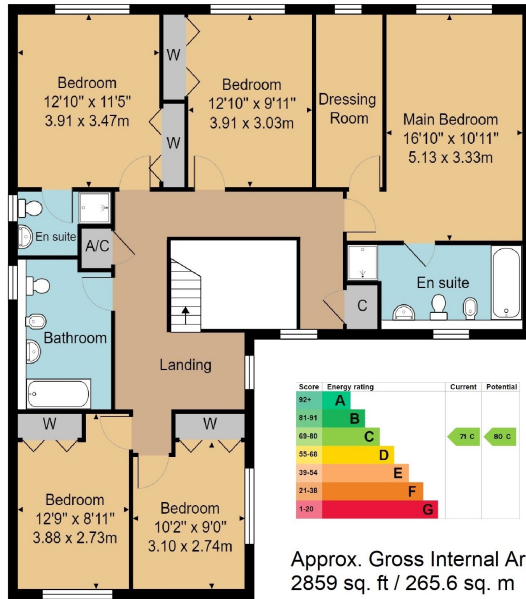
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas





First Floor



Ground Floor

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.

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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