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PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 3 Bedrooms
- Requiring Modernisation
- Front & Rear Gardens
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Harecombe Rise, Crowborough

£350,000

woodandpilcher.co.uk

28 Harecombe Rise, Crowborough, TN6 1NB

This chain-free semi-detached house offers a fantastic opportunity for renovation and buyers looking to personalise a property in a desirable neighbourhood. Set on a spacious plot, the property boasts a welcoming hallway that opens into a bright, airy sitting and dining room, with direct access to the rear garden. There is a traditional-style kitchen and upstairs, you'll find two generously sized double bedrooms, a cosy single bedroom, a family bathroom, and a separate cloakroom. Externally, the property is complemented by front, side, and rear gardens, ideal for families needing outdoor space. A concrete driveway allows off-road parking, and there's a garage for additional storage or parking. With some redecoration and updates, this property could become a wonderful family home in a popular residential area.

OPEN PORCH:

Door opening into:

ENTRANCE HALL:

Fitted carpet, radiator, under stairs cupboard housing gas/electric meters and door into:

OPEN PLAN SITTING/DINING ROOM:

Sitting Area:

Feature fireplace (not working) with Sussex stone surround, stone hearth and mantle, fitted carpet, radiator and window to front.

Dining Area:

Plenty of space for large dining furniture, fitted carpet, radiator and sliding doors opening to rear garden.

KITCHEN:

Range of high and low level units with roll top worksurface incorporating a stainless steel sink. Appliances include a Gorenje oven with 4-ring electric hob, small fridge/freezer and washing machine. Good size pantry with shelving, vinyl tile effect flooring, part wood panelling/part tiled walling, radiator, window to rear and door to side return with access to garden.

FIRST FLOOR LANDING:

Cupboard housing combi boiler with wooden slatted shelving, large hatch with ladder to part boarded loft, fitted carpet and window to side.

BEDROOM:

Extensive range of fitted wardrobes, fitted carpet, radiator and window to rear.

BEDROOM:

Fitted open shelving with built-in cupboard beneath, fitted carpet, radiator and window to front.

BEDROOM:

Fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with Mira shower over, pedestal wash hand basin, fitted carpet, radiator, part tiled walling and window to rear.

SEPARATE WC:

Low level wc, fitted carpet and window to rear.

OUTSIDE FRONT:

Large front area of garden principally laid to lawn with mature trees and shrubs. Concrete driveway leads to a garage accessed via an up/over door with concrete flooring, window and door to rear garden. Wooden gate leads to an area of garden to the side with brick paved patio and access to rear garden.



OUTSIDE REAR:

Mainly laid to lawn with a brick paved patio. The garden is extremely private with a good selection of mature trees.

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:

Leasehold

Lease - 999 years from 24.9.1964

Service Charge - currently £Nil

Ground Rent - currently £35.00 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

D

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



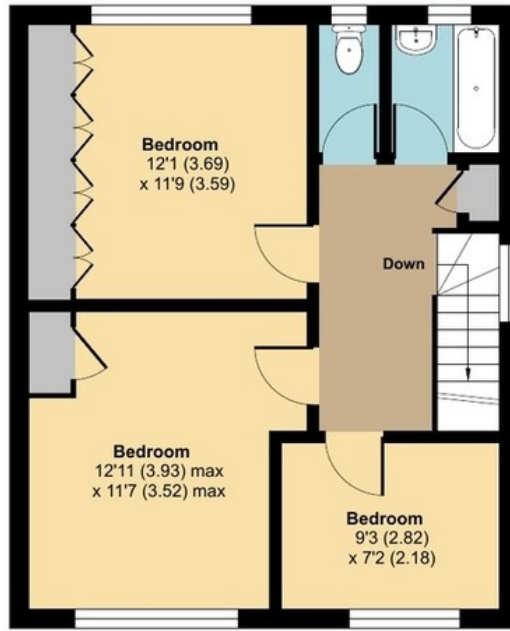
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 984 sq ft / 91.4 sq m

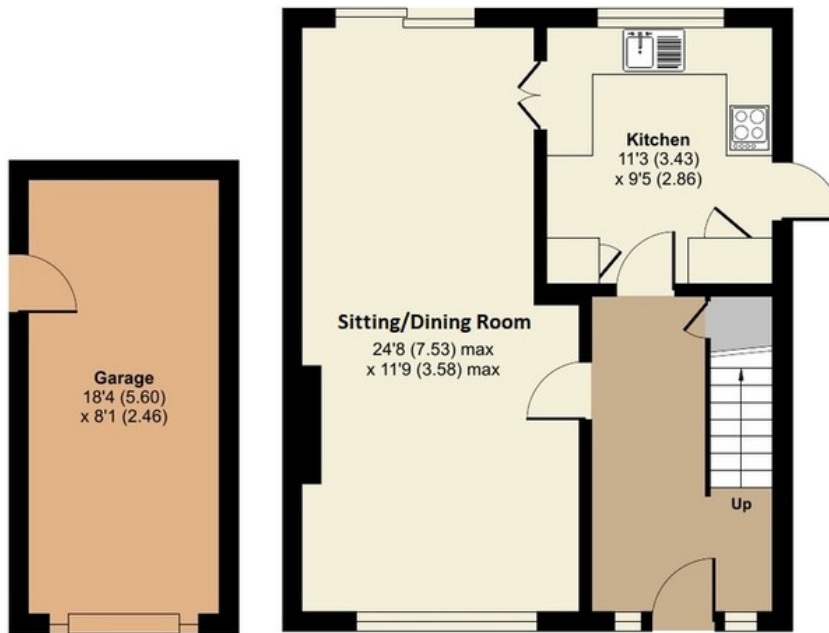
Garage = 148 sq ft / 13.7 sq m

Total = 1132 sq ft / 105.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © ncheccom2024. Produced for Wood & Pilcher. REF: 1208576

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