



ROCKINGTON WAY
CROWBOROUGH - £475,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

29 Rockington Way

Crowborough, TN6 2NJ

Open Porch - Entrance Hall - WC - Sitting Room - Dining Room With Sliding Doors To Garden - Kitchen - First Floor Landing - Bedroom With En-Suite Shower Room - Three Further Bedrooms - Family Bathroom - Driveway Providing Off Road Parking - Single Garage - Front Garden - Rear Garden With Decked Patio

++CHAIN FREE++

This beautifully presented detached family home is situated in a quiet and sought-after residential cul-de-sac. Offering exceptional curb appeal, the property features an attractive façade and a welcoming open porch leading to the side entrance. Inside, the accommodation is both spacious and well-designed, beginning with an entrance hall that includes a doaks cupboard and a convenient WC. The sitting room is bright and airy, enhanced by a striking brick feature wall and hearth, while the dining room provides direct access to a charming patio and connects seamlessly to the kitchen through a tasteful ardhway. On the first floor, there are four well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom. The property is surrounded by beautifully maintained and well-stocked front and rear gardens and additional features include off-road parking and a single garage, completing this delightful family home.

OPEN PORCH:

Located to the side of the property the entrance comprises of a tiled paving area, outside lighting, gas/electric meters and door opening into:

ENTRANCE HALL:

Under stairs cupboard, doaks cupboard with hanging rail and shelving and space for a tumble dryer condenser, wood effect laminate flooring, radiator, smoke alarm and electric consumer unit.

WC:

Low level wc, wash hand basin with traditional taps and mirror above, wood effect laminate flooring, small radiator, part tiled walling and obscured window to side.



SITTING ROOM:

Attractive brick walling and brick hearth, wood effect laminate flooring, two radiators, recessed spotlights and two windows to front both with fitted blinds.

DINING ROOM:

Tiled flooring, radiator, recessed spotlights and sliding doors opening out to a decked patio and garden beyond.

KITCHEN:

A shaker style kitchen featuring a range of high and low level units with under unit lighting, brown roll top worksurface, tiled splashback and Butler's style sink with swan mixer tap. Appliances include an integrated slimline dishwasher, fan assisted oven with 5-ring gas hob and extractor fan over and space for a tall fridge/freezer. Cupboard housing wall mounted boiler, tiled flooring, recessed spotlights and window to rear.

FIRST FLOOR LANDING:

Hatch to part boarded loft with light, wood effect laminate flooring, smoke alarm, and window to side.

BEDROOM:

Triple fitted wardrobe with hanging rail, shelving and drawer storage, fitted drawer unit, wood effect laminate flooring, radiator, window to rear with fitted blind and door into:

EN SUITE SHOWER ROOM:

Fully tiled cubicle with Aqualisa shower, low level wc, wash hand basin with mixer tap and mirror above, radiator, fitted carpet and part tiled walling.

BEDROOM:

Wood effect laminate flooring, radiator and window to rear with fitted blind.

BEDROOM:

Triple fitted wardrobe with hanging rail and shelving, wood effect flooring, radiator and window to front with fitted blind.

BEDROOM:

Currently used as an office with fitted office desk, drawers storage and open cupboards, wood effect flooring, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with mixer tap, tiled walling and shower over, low level wc, pedestal wash hand basin with mixer tap, tiled flooring, radiator, mirror, cupboard housing hot water tank with wooden slatted shelving and obscured window to side.

OUTSIDE:

Concrete driveway providing off road parking and access to a single garage with up/over door and comprising of concrete flooring, lighting, areas of shelving and door to rear garden. The remainder of the garden is laid to lawn with some



mature shrubs, a pretty cherry blossom tree and the front façade also features pretty dimber planting. To the rear is a recently replaced decked patio adjacent to the property with an outside water tap. The remainder of the garden is principally laid to lawn with flower bed borders and 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. 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: E

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

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

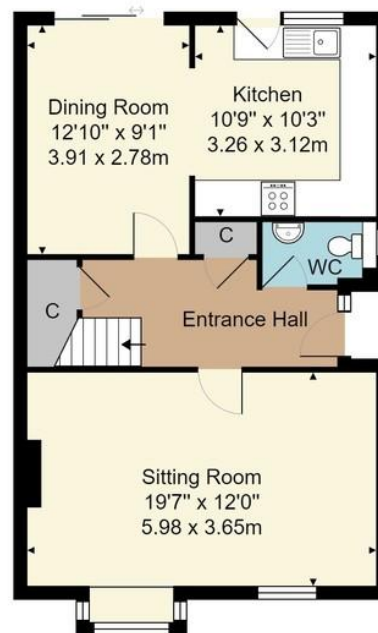
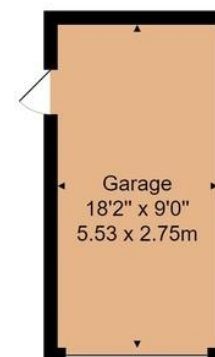
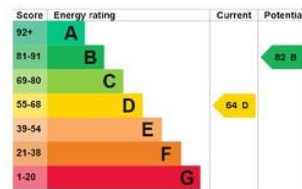


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Ground Floor



First Floor

House Approx. Gross Internal Area 1232 sq. ft / 114.5 sq. m
Garage Approx. Internal Area 163 sq. ft / 15.2 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.