



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached House
- Chain Free
- 3 Bedrooms
- Large Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: C

Harecombe Rise, Crowborough

£450,000

woodandpilcher.co.uk

1 Harecombe Rise, Crowborough, TN6 1LX

Offered to the market chain free is this well-maintained family home, set on a large plot, offers an exciting opportunity to make it your own. The property welcomes you with a spacious porch leading into a generous hallway. The large sitting room is a key feature, offering plenty of space and light, with extensive windows overlooking the rear patio and garden. The dining room has ample space for a full dining set, and the added bonus of a ground-floor bedroom / study offers versatility for living arrangements. The kitchen, styled traditionally, offers convenient side access to both the front and rear gardens. Upstairs, you'll find two good-sized double bedrooms, a family bathroom, and a separate WC. The outside spaces are beautifully tended, with a driveway leading to the garage at the front. The rear garden is particularly impressive, with a large patio area and steps leading up to higher sections of garden with a vegetable patch, where you can enjoy lovely rooftop views from the top. This property presents the perfect balance of space, potential, and generous gardens, ready for someone to put their personal touch on it, with plenty of scope for extension subject to the usual planning consents.

LARGE COVERED PORCH:

Terracotta tiled flooring, obscured windows to side, wall lighting and obscured door opens into:

ENTRANCE HALL:

Understairs cupboard housing the thermostat, alarm system and shelving area. Additional cupboard housing the electric consumer unit along with gas and electric meters. Fitted carpet and a smoke alarm.

SITTING ROOM:

Attractive painted stone fireplace incorporating a gas fire insert (not tested) with mantle and hearth, fitted carpet, two radiators, wall to wall windows with aspect over rear garden and door opening to a rear patio and garden beyond.

DINING ROOM:

Plenty of room for large dining furniture, fitted carpet, radiator and window to front.

KITCHEN:

Traditional style range of high and low level units with rolltop worksurfaces incorporating a stainless steel sink. Fan assisted oven with 4-ring hob and extractor fan above, space for both a washing machine and low level fridge. Vinyl flooring, window with blind to side and obscured door to side access.

BEDROOM:

Fitted carpet, radiator and window to front.

FIRST FLOOR LANDING:

Good size airing cupboard housing Worcester Bosch boiler with water heater and wooden slatted shelving, hatch to part boarded loft with light, fitted carpet and a smoke alarm.

BEDROOM:

Fitted wardrobe, two eaves storage cupboards, fitted carpet, radiator and window to front.

BEDROOM:

Eaves storage cupboards, fitted carpet, radiator and window overlooking rear garden.

SEPARATE WC:

Low level wc, fitted carpet and obscured window to side.

FAMILY BATHROOM:

Panelled bath with wall mounted shower, mixer taps and bifold shower screen, pedestal wash hand basin, fitted carpet, radiator, fully tiled walling and obscured window to side.



OUTSIDE FRONT:

The area of garden is extremely well tended featuring a large area of lawn with raised flower bed borders and a selection of mature planting. A driveway provides off road parking for two vehicles and access via an up/over door into a garage with concrete flooring and a chest freezer. A gate provides side access via a brick paved pathway to an area perfect for bin storage, an outside water tap and in turn the rear garden.

OUTSIDE REAR:

The rear garden enjoys a large brick paved patio adjacent to the property suited for outside seating and entertaining. The remainder of the garden is predominately paved and set over levels with some areas laid to lawn, various raised flower bed borders, a rockery and a selection of mature planting. In addition is a recently installed greenhouse, large vegetable patch, good size garden shed and lovely rooftop views from the very top of the garden.

There is also use of a lean-to that abuts the house and garage and is ideal for extra storage.

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:

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

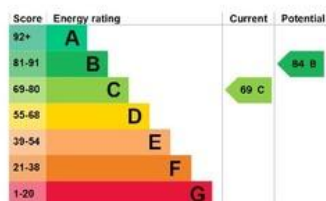
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



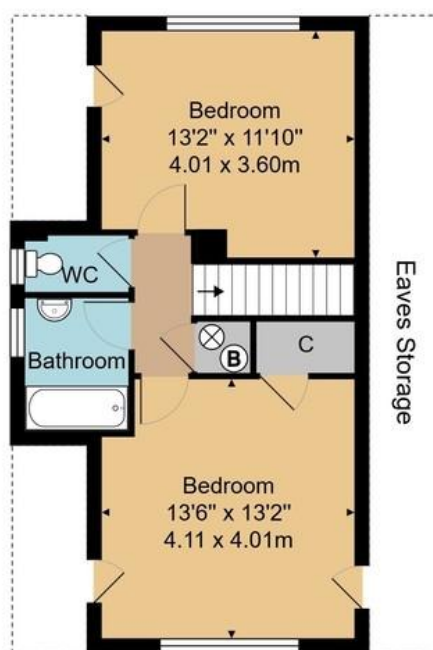


Ground Floor



House Approx. Gross Internal Area
1153 sq. ft / 107.2 sq. m

Approx. Gross Internal Area
(Incl. Garage & Shed)
1364 sq. ft / 126.7 sq. m



First 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.

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