



BROADHURST, HILDERS FARM CLOSE
CROWBOROUGH - £498,000



Broadhurst

Hilders Farm Close,
Crowborough, TN6 2XJ

Entrance Hall - WC/Cloakroom - Sitting/Dining Room
Kitchen/Breakfast Room - Downstairs Double Bedroom
Large First Floor Landing - Two Further Double Bedrooms
En Suite Bathroom - Family Bathroom - Plant Room
Double Garage - Off Road Parking - Elevated Front Terrace
Low Maintenance Rear Garden

Broadhurst is a distinctive and thoughtfully designed 21st Century detached house, architect designed for the original owners. South facing with large windows and doors with venetian blinds, allowing light to permeate throughout. It offers spacious living areas and incorporates energy-efficient features, including solar panels that significantly contribute to the property's electricity needs, plus a complete network hub back to a patch cabinet for any business requirements. On the ground floor, the home provides a generous entrance hall leading to a large downstairs WC/cloakroom, an open-plan kitchen/breakfast room and a sitting/dining room that opens out onto the front terrace. Additionally, there is a downstairs double bedroom with access to the rear garden. A spiral staircase leads to a roomy first-floor landing, which connects to the main bedroom with a dressing area and en-suite bathroom, as well as a further double bedroom and a family bathroom. Externally, the property offers ample off-road parking for four vehicles, access to a double garage, an elevated front terrace, and a low-maintenance rear garden. Conveniently situated between Crowborough town centre and the mainline station, this home boasts an impressive footprint of approximately 1750 square feet, not including the spacious garage. The garage itself presents potential for various uses, such as a gym, studio, or annex accommodation, subject to obtaining the necessary planning consents. This property is being sold chain free. Glass panelled timber front door opening into:

ENTRANCE HALL:

Range of large storage cupboards to one wall, timber flooring and large window to front.

WC/CLOAKROOM:

Low level wc, wash hand basin, tiled flooring and window to side.



SITTING/DINING ROOM:

Fitted gas fire, timber flooring, multiple lighting circuits and sliding doors opening to front terrace.

KITCHEN/BREAKFAST ROOM:

Range of fitted cupboards to one wall along with worksurfaces with cupboards and drawers under, a breakfast bar, two pull-out larder cupboards and glazed wall cupboards. One and half bowl sink unit with storage under with space and plumbing for a washing machine and dishwasher. Appliances include a 5-ring gas hob with extractor fan over and a built-in double electric oven. Tiled flooring, window and door to rear garden.

DOWNSTAIRS DOUBLE BEDROOM:

Timber flooring and doors to rear garden.

LARGE FIRST FLOOR LANDING:

Approached via a spiral staircase fully glazed to the south, timber flooring and built in large airing cupboard with Megaflow hot water tank.

MAIN DOUBLE BEDROOM:

Range of fitted wardrobes, fitted carpet, window to front and door into:

EN SUITE BATHROOM

Tiled shower cubicle, panelled bath, low level wc, wash hand basin, heated towel rail, fully tiled walling, tiled flooring and window to rear.

DOUBLE BEDROOM:

Fitted carpet, window to front and door to plant room.

PLANT ROOM:

Gas fired boiler for heating domestic hot water and patch cabinet.

BATHROOM:

Tiled shower cubicle, panelled bath, low level wc, wash hand basin, heated towel rail, tiled walling, tiled flooring and window to rear.

OUTSIDE FRONT:

Driveway providing off road parking and access via an automatic roller door into a double garage with workshop space. Attractive raised flower bed borders, rainwater storage tank and dedicated waste bin storage. Steps rising to a front terrace with glazed balustrades and space for outside seating, access to rear garden both sides of the property.

OUTSIDE REAR:

Paved patio adjacent to the property and steps rise to a raised terrace with a dedicated seating area, planting and flower 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 at Jarvis Brooks station provides an approximate commute of 1hr 10 minutes to London Bridge and 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. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh, is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. 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: F

AGENTS NOTE: Please ask the agents as the vendors have plans to alter the property to a three/four bedroom home.

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 - Electric Heating & Solar Panels (Owned and Transferrable to New Owner/s)
 Gas Boiler for Heating of Water
 Building Safety - Sprinkler System Installed

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.

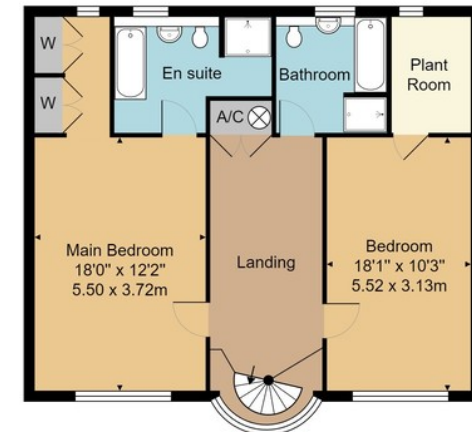


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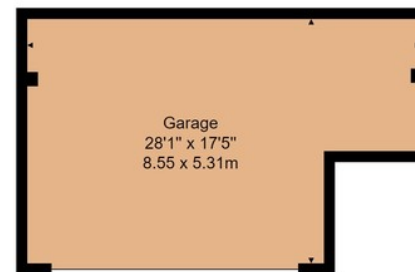
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 BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
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House Approx. Gross Internal Area
 1751 sq. ft / 162.7 sq. m

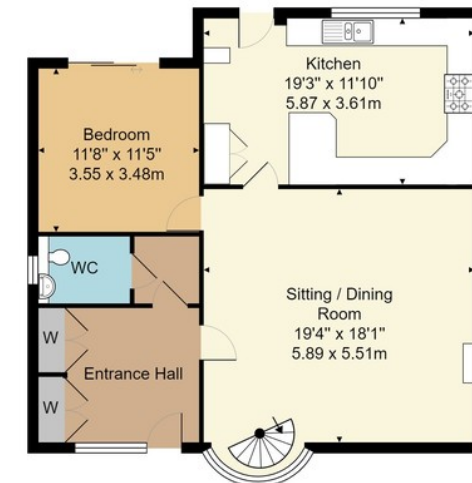
Approx. Gross Internal Area
 (Incl. Garage)
 2185 sq. ft / 203.0 sq. m



First Floor



Lower Ground Floor



Upper 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.