



ALPENRUHE, HURTIS HILL
CROWBOROUGH - £725,000



Alpenruhe

Hurtis Hill,
Crowborough, TN6 3BL

**Entrance Lobby - Sitting Room Lounge - Kitchen/Diner -
Utility Room - WC - Integral Double Garage - Inner Hallway
- Master Bedroom With En Suite Bathroom - Three Further
Bedrooms - Family Bathroom - Garden Room -
Wraparound Gardens - Off Road Parking**

Built in the 1960s and located towards the fringes of Crowborough is this spacious split level detached bungalow set in a good size plot. The accommodation currently consists of two reception rooms, a kitchen/diner and considered to be suited for annexe accommodation subject to the usual consents is the good size utility room, wc and integral double garage. From the inner hallway steps lead down to a main bedroom with en suite bathroom, three further bedrooms and a family bathroom. Externally the wraparound gardens are a particular feature with extensive established planting, patio seating areas, a generous expanse of lawn and driveway parking to the front.

ENTRANCE LOBBY: Laminate flooring and doors to:

SITTING ROOM: Feature open fireplace with oak bressumer, stone surround and flagstone hearth, hidden access to garden room and cellar, carpet as fitted, large double glazed sliding window to side and large double glazed patio door providing access out to the patio and opening into:

FAMILY ROOM: Artificial fireplace, oak bressumer, brick surround and flagstone hearth, beams and brickwork feature wall, wood laminate flooring and dual aspect with large double glazed windows to rear and side.

KITCHEN/DINER: Range of wall and base units with worktops and tiled splashbacks over, one and half bowl stainless steel sink with mixer tap and drainer, space for gas cooker and extractor fan over, further space for fridge/freezer, ceiling spotlighting, tiled flooring, obscured double glazed windows to side, double glazed window to front, external uPVC door, and door into:



UTILITY ROOM: Range of base units with worktops and tiled splashbacks over, stainless steel sink and mixer tap, separate spaces for washing machine, tumble dryer and dishwasher, and doors into:

WC: Dual flush low level wc, vanity wash hand basin with storage beneath, carpet as fitted and obscured double glazed window to side.

DOUBLE GARAGE: External access via electric up/over door and consisting of a concrete floor, power and lighting, shelving and single glazed window to side.

INNER HALLWAY: Cupboard housing recently replaced warm air gas heating unit, and doors into:

MAIN BEDROOM: Sliding door wardrobe cupboard with hanging and storage areas, two additional louvre fronted cupboards, large double glazed window overlooking the rear garden, and door into:

EN SUITE BATHROOM: Sunken bath with shower attachment over, dual flush low level wc, pedestal wash hand basin, shaver point, heated towel rail, extractor fan and obscured double glazed windows to side and rear.

BEDROOM: Carpet as fitted and double glazed window overlooking rear garden.

BEDROOM: Carpet as fitted and double glazed window to front.

BEDROOM: Currently used as a study with shelving, carpet as fitted and large double glazed window to side.

FAMILY BATHROOM: Panelled path with shower attachment over and tiled surrounds, dual flush low level wc, bidet, pedestal wash hand basin, airing cupboard, tiled flooring, inset spotlighting and obscured double glazed window.

OUTSIDE: Access to the property is via a sweeping tarmac driveway with three off road parking spaces and access to the double garage. Attractive gardens surround the property which have been thoughtfully planted with an array of colourful plants, trees and shrubs and benefit from a large patio area adjacent to the property providing a seating area. Steps lead down to a further patio with external access via double doors into the GARDEN ROOM. The remainder of the garden has been principally laid to lawn with large timber shed.



SITUATION: Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

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 Fired Central Heating

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.



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Bungalow Approx. Gross Internal Area
1702 sq. ft / 158.1 sq. m

Approx. Gross Internal Area
(Incl. Garage and Lower Ground Fl.)
2255 sq. ft / 209.5 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.