



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached House
- 3 Bedrooms
- Sitting/Dining Room
- Rear Garden & Patio
- Off Road Parking
- Energy Efficiency Rating: B

**Gorsedene Close, Crowborough**

**£475,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 2 Gorsedene Close, Crowborough, TN6 1FJ

Prime Location, Prime Opportunity – A fantastic chance to acquire this semi-detached family home, located in the highly desirable Warren area of Crowborough, within an exclusive and sought-after gated development, just a short distance from the town centre. On entering the property, you are greeted by a welcoming entrance hall, which also provides access to a convenient downstairs WC. At the front of the property is a modern kitchen, complete with an oven and hob. To the rear, a bright and spacious sitting/dining room offers a pleasant living space, with French doors opening to the rear garden. The first floor features three well-sized bedrooms, along with a family bathroom. Externally, the property benefits from a brick-paved driveway providing off-road parking, and a gate leading to the rear garden. The rear garden includes a paved patio and offers a pleasant outlook.

Open porch with wooden door opens into:

### ENTRANCE HALL:

Wood effect laminate flooring, electric consumer unit, solar panel controls, radiator with cover and a smoke alarm.

### WC:

Low level wc, pedestal wash hand basin with mixer tap and tiled splashback, wood effect flooring, radiator and obscured window to front.

### KITCHEN:

Range of high and low level contemporary style high gloss units with under unit lighting, rolltop worksurfaces incorporating a one and half bowl stainless steel sink with mixer tap. There is a fan assisted oven with 4-ring gas hob and extractor fan above along with spaces for a washing machine, dishwasher and tall fridge/freezer. Wall mounted Ideal boiler, wood effect flooring, radiator and window to front.

### SITTING/DINING ROOM:

Plenty of room for sofa seating and dining furniture, large understairs cupboard with electrics, coats hanging area and currently housing a freezer. Wood effect laminate flooring, two radiators, one with cover, window to rear and French doors opening out to a paved patio and garden beyond.

### FIRST FLOOR LANDING:

Airing cupboard housing Megaflow water tank, hatch to part boarded loft with ladder and light, fitted carpet and a smoke alarm.

### BEDROOM:

Double fitted wardrobe, fitted carpet, radiator and window to rear with fitted blind.

### BEDROOM:

Fitted carpet, radiator and window to rear with fitted blind.

### BEDROOM:

Fitted carpet, radiator and window to front with fitted blind and enjoying some fabulous far reaching views.

### BATHROOM:

Panelled bath with shower over and additional handheld shower attachment, low level wc, pedestal wash hand basin with mixer tap,





wall mounted chrome heated towel rail, fitted mirror, shaver point, wood effect flooring, part tiled walling and obscured window to rear.

#### **OUTSIDE FRONT:**

Paved pathway to main entrance with an area of garden laid to slate shingle and some mature planting. Brick paved driveway with off road parking for numerous vehicles and a gate to side with access to rear garden.

#### **OUTSIDE REAR:**

Principally laid to lawn and benefits from a brick paved patio ideal for garden furniture and to the rear is a wooden garden 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:**

D

#### **VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

#### **ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

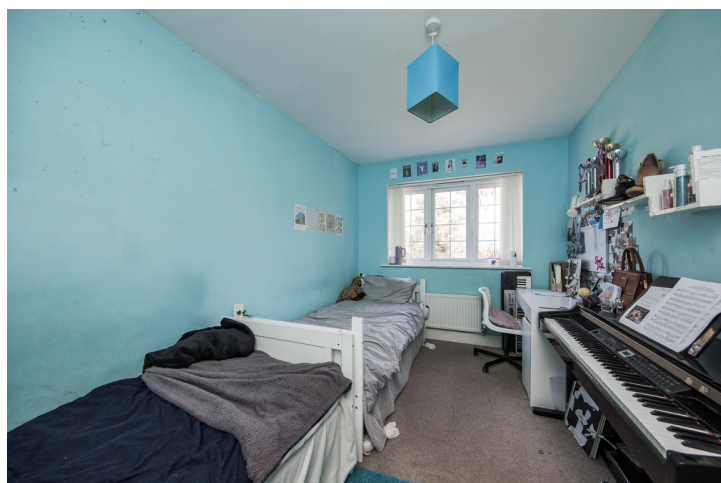
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

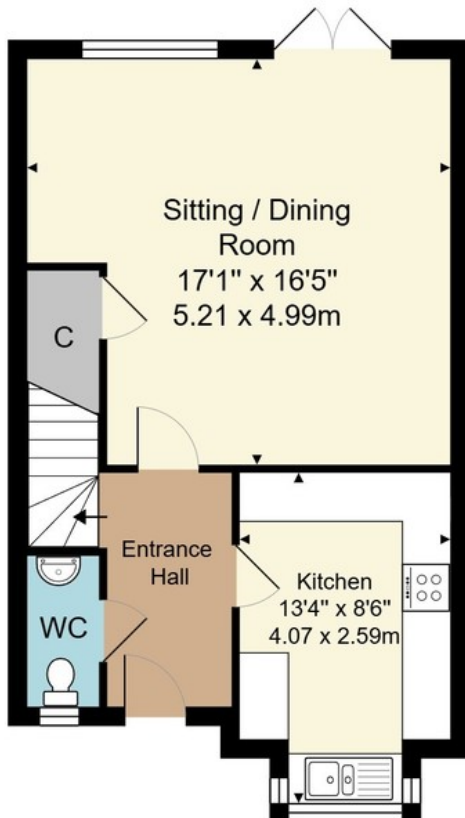
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

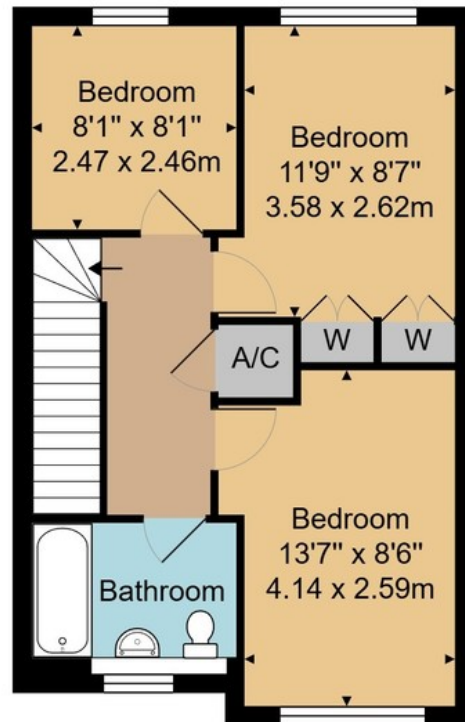
Restrictions - Annual Service Charge currently £300.00 (subject to change)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 941 ft<sup>2</sup> ... 87.4 m<sup>2</sup>**

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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