



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Family House
- 4 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Large Garage & ORP
- Energy Efficiency Rating: C

**Hookwood Close, Crowborough**

**£525,000**

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



## 28 Hookwood Close, Crowborough, TN6 2SF

Offered to the market chain free is this substantial detached family house, well presented throughout and situated at the end of a quiet cul-de-sac and sought-after residential area. Upon entry to the property, there is a good-sized porch and a door leading to the large integral garage. The main house is split-level, with a welcoming entrance hallway providing access to a sitting room with sliding doors opening onto a rear patio, as well as a bedroom that could also be used as a study. On the lower ground floor, there is a spacious dining room, a cloakroom, and a traditional-style kitchen fitted with some of the usual appliances. To the first floor are two bedrooms and a family bathroom, while the top floor boasts the main bedroom enjoying far reaching roof top views and benefits from a large en suite bathroom. Externally, to the front of the property, there are well-maintained gardens, off-road parking, and access to a large integral garage. To the rear, the garden is laid to lawn with a generously sized patio and lovely rooftop views. This property is bright and airy throughout and offers the perfect opportunity for a new family to make it their own.

Glazed door opens into:

### **PORCH:**

Exposed brick walling, vinyl flooring and door into:

### **LARGE INTEGRAL GARAGE:**

Wooden worktop, fitted high level cupboards, area of open shelving, wall mounted Ideal boiler, electric strip lighting, electric sockets, wall mounted gas/electric meters/consumer unit, non slip flooring and key fob operated up/over garage door.

### **ENTRANCE HALL:**

Fitted carpet and radiator.

### **SITTING ROOM:**

Wall lighting, fitted carpet, two radiators and sliding doors with fitted blinds lead out to a paved patio and garden beyond.

### **BEDROOM:**

Could also be used as a study, fitted carpet, radiator and window to rear.

### **LOWER GROUND FLOOR:**

#### **INNER HALLWAY:**

Fitted cupboard currently housing a freezer, further cupboard above, area of shelving, fitted carpet and radiator.

#### **DOWNSTAIRS CLOAKROOM:**

Low level wc, wash hand basin with traditional taps, part tiled walling, fitted carpet and obscured window to side.

#### **DINING ROOM:**

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

#### **KITCHEN:**

Traditional range of high and low level units with under unit lighting, rolltop worksurfaces with tiled splashbacks incorporating a one and half bowl stainless steel sink. High level fan assisted oven with grill above, 4-ring gas hob with extractor fan above, cupboard housing washing machine, separate spaces for a dishwasher and low level fridge. Space for breakfast table and chairs, vinyl flooring, window with fitted blind overlooking the rear garden and door to side return.

#### **FIRST FLOOR LANDING:**

#### **BEDROOM:**

Fitted carpet, radiator, windows to side and front and French doors lead out to a Juliet balcony.





**BEDROOM:**

Double mirror fronted fitted wardrobe, small under stairs cupboard, fitted carpet, radiator and window to rear with far reaching rooftop views.

**FAMILY BATHROOM:**

Panelled bath with Aqualisa shower over, low level wc, pedestal wash hand basin, non slip flooring, chrome heated towel rail, wall mounted mirror, fully tiled walling and obscured window to side.

**MAIN BEDROOM:**

Double fitted mirror fronted wardrobe, fitted carpet, radiator, window to rear with far reaching rooftop views and door into:

**EN SUITE BATHROOM:**

Panelled bath, low level wc, pedestal wash hand basin, airing cupboard housing hot water tank with wooden slatted shelving, further eaves storage cupboard, non slip flooring, fully tiled walling, chrome heated towel rail, large loft hatch and obscured window to rear with fitted blind.

**OUTSIDE FRONT:**

Concrete driveway providing off road parking for numerous vehicles and access to the integral double garage. The remainder of the garden is mainly laid to lawn with some mature planting and pretty tree. Decked open veranda with wooden balustrade and side wooden gate leads to the rear garden.

**OUTSIDE REAR:**

Principally laid to lawn with a good selection of raised and Sussex stone flower beds with an array of established planting. Outside tap, door to large under house storage area, greenhouse and all enclosed by hedge and fence boundaries.

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area  
1379 sq. ft / 128.1 sq. m

Approx. Gross Internal Area (Incl. Garage)  
1644 sq. ft / 152.7 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.

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