



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- End of Terrace House
- 2 Bedrooms
- Chain Free
- Southerly Facing Rear Garden
- Garage En Bloc
- Energy Efficiency Rating: D

**Western Gardens, Crowborough**

**£275,000**

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



### 13 Western Gardens, Crowborough, TN6 3EB

A chain-free end-of-terrace family home, ideally positioned in an elevated spot within a sought-after residential cul-de-sac. Conveniently located within walking distance of local shops and a mainline railway station, this property offers both practicality and potential. Upon entering the home, you're welcomed into a light and airy open-plan sitting/dining room, benefiting from a dual aspect, an attractive fireplace, and ample space for a good-sized dining table. The kitchen is traditional in style and provides side access to the garage.

Upstairs, there are two bedrooms, with the main bedroom being generously proportioned and offering fabulous views towards Rotherfield. A family bathroom serves both bedrooms. Outside, the front garden is low maintenance, while the southerly facing rear garden is beautifully paved for ease of upkeep. It features an ornamental pond, raised flower bed borders, and a gate providing access to the garage en bloc. This home presents a wonderful opportunity for new owners to update and personalise the space to their own taste.

#### ENTRANCE:

Steps rise to a double glazed front door opening into:

#### OPEN PLAN SITTING/DINING ROOM:

Sitting Area:

Feature fireplace incorporating an electric effect wood burner with brick surround, wooden mantle and tiled hearth, open under stair storage area, fitted carpet, coats hanging area, radiator, cupboard housing electric meter and large floor to ceiling picture window to front with rooftop views

Dining Area:

Space for dining furniture, fitted carpet, radiator, picture window to rear and door to rear garden.

#### KITCHEN:

Traditional range of shaker style high and low level units with tiled rolltop worksurfaces incorporating a stainless steel sink. Fan assisted oven with 4-ring gas hob and extractor fan above, a washing machine and tall fridge freezer. Vinyl tiled flooring, wall mounted Worcester Bosch boiler, window to rear and double glazed door to side.

#### FIRST FLOOR LANDING:

Airing cupboard housing hot water tank with wooden slatted shelving, loft hatch and fitted carpet.

#### BEDROOM:

Two sets of fitted wardrobes, fitted carpet, radiator and window to front with rooftop and far reaching views towards Rotherfield.

#### BEDROOM:

Fitted carpet, radiator and window to rear.

#### FAMILY BATHROOM:

Panelled bath with Triton shower over with mixer tap and handheld shower attachment, low level wc, pedestal wash hand basin, fitted carpet, part tiled walling and obscured window to rear.

#### OUTSIDE FRONT:

Raised gravel flower bed borders with stone surround for low maintenance.





**OUTSIDE REAR:**

Brick paved patio adjacent to the property with space for garden table and chairs and an ornamental pond. The remainder of the garden is also paved for easy maintenance with some flower bed borders, selection of mature trees and shrubs and a brick barbecue. Wooden gate opening with access to a garage en bloc.

The garage is accessed via an up/over garage door with concrete flooring.

**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:**

Leasehold

Lease - 999 years from 24th June 1966

Service Charge - currently £104.50

Ground Rent - currently £10.50

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

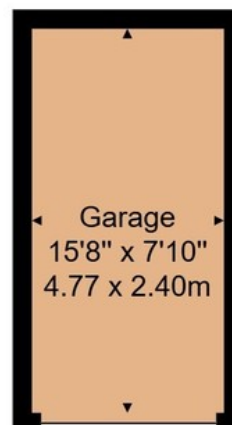
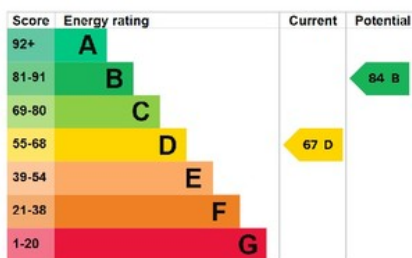
Mobile Phone Coverage search Ofcom checker

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

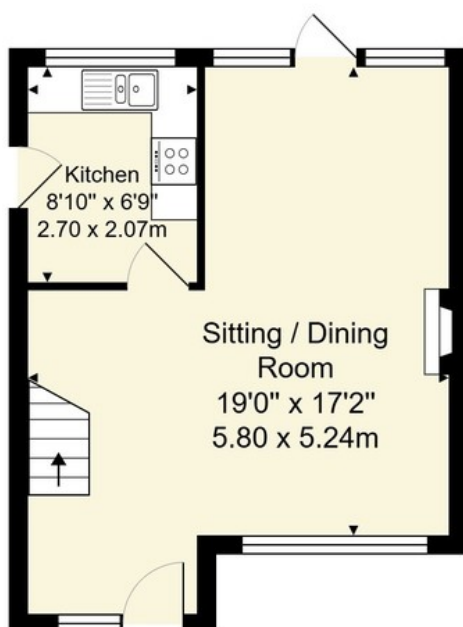
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

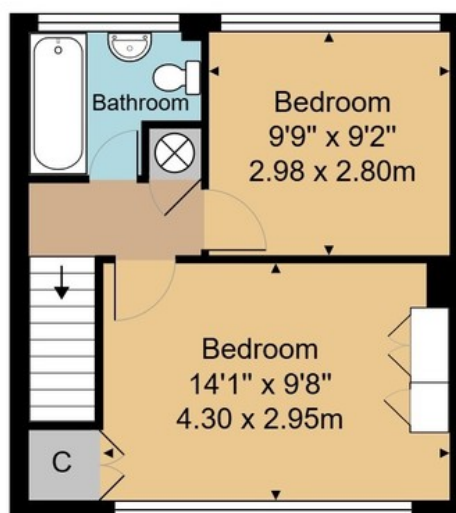




**Garage**



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 677 ft<sup>2</sup> ... 62.9 m<sup>2</sup>  
(excluding garage)**

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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Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

