



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace House
- 2 Bedrooms
- No Onward Chain
- Southerly Facing Rear Garden
- Allocated Parking Space
- Energy Efficiency Rating: D

Mill Lane, Crowborough

£299,950

woodandpilcher.co.uk

4 Crowborough Mews , Mill Lane, Crowborough, TN6 1BY

Offered to the market with no onward chain, this charming two-bedroom end-of-terrace home is set within an exclusive development of just eight mews-style properties, right in the heart of Crowborough Town. Enjoying a sought-after corner position, the home features a wraparound garden with a sunny southerly aspect-ideal for making the most of the afternoon sun. Additional highlights include allocated parking, a well-equipped kitchen, a comfortable sitting room with direct access to the garden, double glazing, and gas central heating.

Obscured double glazed door opens into:

ENTRANCE HALL:

Understairs storage cupboard housing the smart and gas meters, area of shelving, fitted carpet and a radiator.

KITCHEN:

Range of wall and base units with worktops over incorporating a ceramic one and half bowl stainless steel sink with mixer tap. Appliances include a 4-ring electric hob with extractor fan over, freestanding Smeg oven, freestanding fridge/freezer and a fitted Miele washing machine. Wall mounted Potterton gas boiler and window overlooking the rear garden.

SITTING/DINING ROOM:

Feature fireplace with inset electric fire, wood mantle, stone surround and flagstone hearth. Fitted carpet, two radiators, stairs to first floor, windows to side and rear and glass panelled door to rear garden.

FIRST FLOOR LANDING:

Loft access, fitted carpet and airing cupboard housing hot water tank with shelving.

BEDROOM:

Built-in mirror fronted wardrobe with hanging rail and storage, area of shelving, fitted carpet, radiator and windows to side and rear with views across to Rotherfield.

SINGLE BEDROOM:

Eaves storage cupboard, radiator, fitted carpet and window to rear with views across to Rotherfield.

FAMILY BATHROOM:

Panelled bath with tiled surrounds and Aqualisa shower over, low level wc, pedestal wash hand basin set into vanity unit, ladder towel rail, extractor fan and Velux roof window.

OUTSIDE REAR:

An external timber gate provides access to a low maintenance southerly garden with various areas of established planting and raised flower beds. In addition and adjacent to the property is a patio seating area.

One allocated parking space within the car park area.



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

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

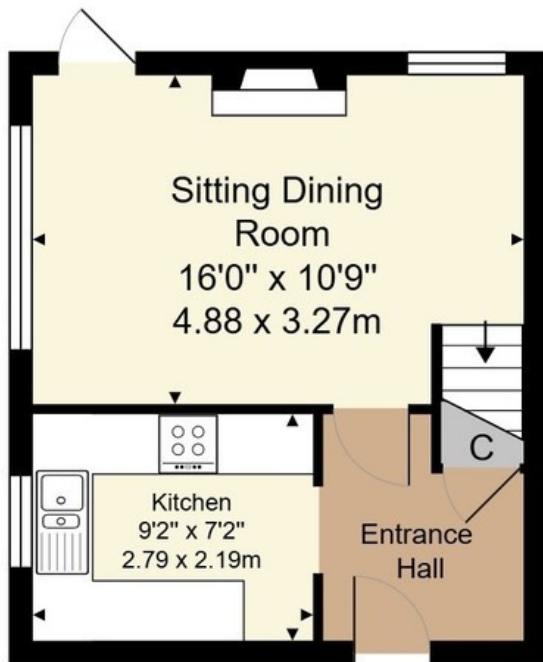
An annual charge of approximately £400.00 is payable for maintenance of the communal areas and grounds. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

VIEWING:

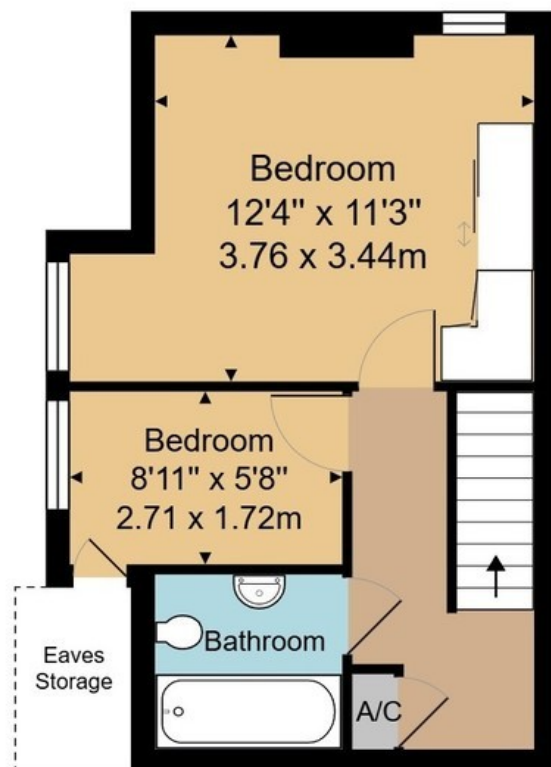
By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 611 ft² ... 56.8 m²

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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 Tunbridge Wells 01892 511211
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