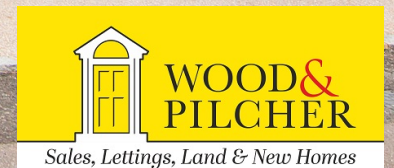




ROCKINGTON WAY
CROWBOROUGH - £575,000



45 Rockington Way

Crowborough, TN6 2NL

Entrance Hall - WC - Sitting Room - Kitchen/Dining Room
Four Bedrooms - En Suite Shower Room - Family Bathroom
Rear Garden With Large Garden Office & Games Room
Front Garden With Off Road Parking & Single Garage

This beautifully presented and much-loved detached family home is ideally situated in a quiet yet convenient cul-de-sac, with no through traffic, and easy access to local amenities and transport links. The property has been designed for modern family living, with a spacious open-plan kitchen/dining room with central island. The downstairs also features a well-proportioned sitting room, and a welcoming entrance hall with a convenient WC. Upstairs, the property boasts four generous bedrooms, including a main bedroom with an en-suite shower room. The second bedroom also offers fitted wardrobes, ensuring ample storage space. A separate family bathroom serves the other bedrooms. Outside, the rear garden features a generous patio area and benefits from a large outbuilding providing two additional rooms currently used as a games room with a bar and home office. To the side of the house, there's off-road parking and single garage. This family home with a garage and driveway for parking, plus the added versatility of the outbuilding and well-proportioned living spaces provides everything a modern family could need, including ample space to work from home.

Upvc entrance door into:

ENTRANCE HALL:

Consumer unit, radiator, laminate wood flooring and a large under stairs cupboard.

DOWNSTAIRS CLOAKROOM:

Low level wc, wall mounted wash hand basin, radiator and obscured window to the side.

SITTING ROOM:

Fitted carpet, two radiators and two windows to front.



KITCHEN/DINING ROOM:

Range of high and low level units incorporating an inset sink and additional centre island and breakfast bar area. Appliances include a electric oven and grill with gas hob and extractor fan over, integrated fridge/freezer, washing machine and dishwasher and a unit housing Worcester Bosch boiler. Ample space for dining furniture, slate tile effect laminate flooring, single and double doors to rear garden.

FIRST FLOOR LANDING:

Attractive glazed balustrade, loft hatch, fitted carpet and window to the side.

MAIN BEDROOM:

Fitted carpet, radiator, window to the rear and door to

EN SUITE SHOWER ROOM:

Enclosure with Aqualisa shower , low level wc, sink set into vanity unit with tiled splashback, towel rail, extractor fan, tile effect laminate flooring and obscured window to side.

BEDROOM:

Built-in wardrobes, wood laminated flooring, radiator and window to front.

BEDROOM:

Fitted carpet, radiator and window to rear.

BEDROOM:

Fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Bath with Aqualisa shower over, wc, vanity unit with sink and tiled splashback, cupboard housing water tank and window to side.

OUTSIDE FRONT:

Area of lawn and driveway with off road parking and access to a single garage with electric up and over door and further door leading to rear garden.

OUTSIDE REAR:

To the rear is a large tiled patio area ideal for outside entertaining and an area of lawn.. In addition is a large garden outbuilding accessed via two sets of sliding doors. The office includes an electric heater, power points/internet connection, laminate flooring, recessed lighting, window to side and interconnecting door into the Games Room which features an electric radiator, laminate flooring, recessed lighting and window to side.



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

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

COUNCIL TAX BAND:

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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

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.

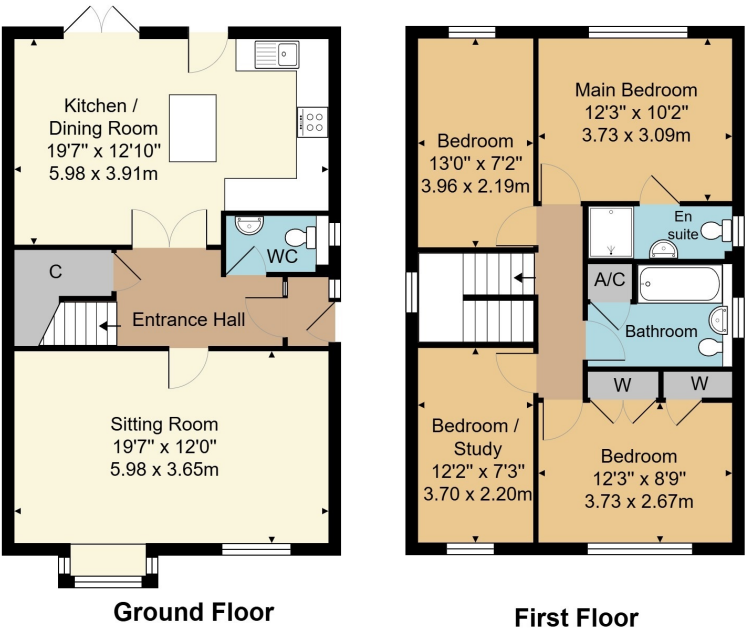
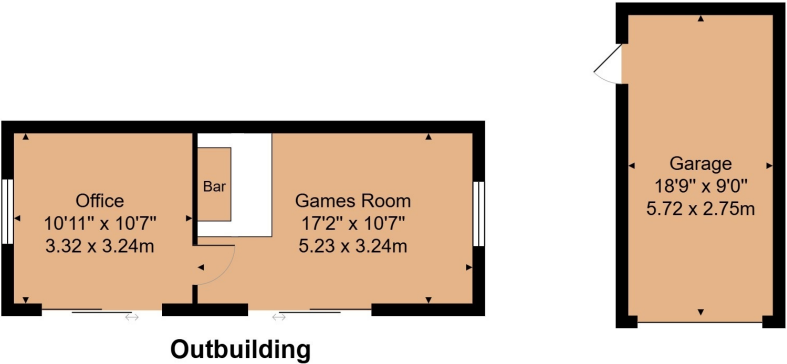
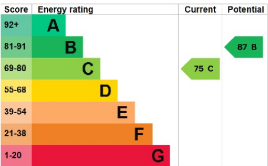


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Approx. Gross Internal Area:
- House 1244 sq. ft / 115.6 sq. m
- Garage 169 sq. ft / 15.7 sq. m
- Outbuilding 304 sq. ft / 28.3 sq. m



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.