



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- South Facing Rear Garden
- Energy Efficiency Rating: D

**Whitehill Close, Crowborough**

**£375,000**

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



### 13 Whitehill Close, Crowborough, East Sussex, TN6 1JG

Set in a popular cul-de-sac, this much-loved 1930s semi-detached family home offers a fantastic opportunity for those looking to update and personalise. Ideally located within walking distance of local schools and amenities, the property boasts off-road parking for two vehicles, a generous rear outbuilding and a private south-facing garden. The bright and welcoming interior includes a comfortable living room with an open brick fireplace, an extended dining room with direct access to the rear garden and a traditional-style kitchen. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, making this an ideal home for growing families.

uPVC obscured glazed door with windows to side opens into:

#### ENTRANCE HALL:

Wooden parquet flooring, carpeted stairs to first floor, radiator and an under stairs cupboard.

#### SITTING ROOM:

Fireplace with wooden mantel, brick surround and tiled hearth, low level brick shelf, radiator, fitted carpet, wall lighting and large window to front.

#### KITCHEN:

Range of high and low level units with worktops over incorporating a stainless steel one and half bowl sink. 4-ring gas hob with extractor over and oven/grill under, space for washing machine and recess area with space for a fridge/freezer. Lino flooring, window to rear and door to side.

#### LIVING ROOM:

Electric fireplace with wood surround, two recessed bookshelves with storage, fitted carpet, radiator and patio doors to rear garden.

#### FIRST FLOOR LANDING:

Part boarded loft via a dropdown ladder with light, fitted carpet and window to side.

#### BEDROOM:

Selection of built-in wardrobes, fitted carpet, radiator and window to rear.

#### FAMILY BATHROOM:

Bath with shower over, low level wc, pedestal wash hand basin, laminate wood effect flooring and obscured window to front.

#### BEDROOM:

Fitted carpet, radiator and two windows to front.

#### BEDROOM:

Fitted carpet, radiator and window to rear.

#### OUTSIDE FRONT:

Driveway providing off road parking and side access to rear garden.

#### OUTSIDE REAR:

The area of garden is principally laid to lawn with raised flower bed borders, all enclosed by wooden picket fence and mature shrubs. Outbuilding with concrete floor and wooden windows.





**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)

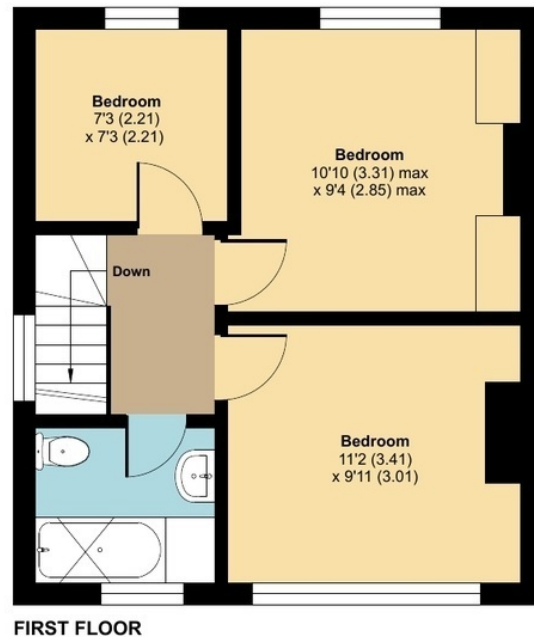
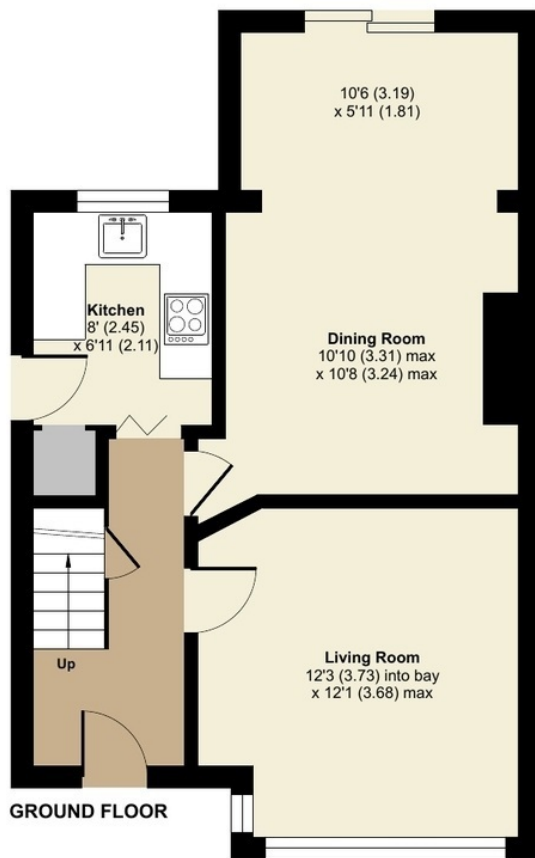
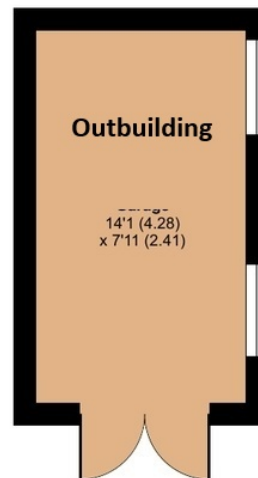
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



Approximate Area = 859 sq ft / 79.8 sq m  
 Garage = 111 sq ft / 10.3 sq m  
 Total = 970 sq ft / 90.1 sq m  
 For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         | 82 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 66 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom2025. Produced for Wood & Pilcher. REF: 1282468

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