



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid Terrace House
- 2 Double Bedrooms
- Sitting/Dining Room
- Pleasant Rear Garden
- Garage En Bloc
- Energy Efficiency Rating: C

**Blackness Road, Crowborough**

**£325,000**

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



## Offas Dyke, Blackness Road, Crowborough, TN6 2LT

New to the market for the first time in over 35 years, this beautifully presented and well-maintained two bedroom mid-terraced house offers an ideal opportunity for first-time buyers or those looking to downsize. The accommodation comprises an enclosed porch, currently used as a utility area, a welcoming entrance hall, and a bright and airy sitting/dining room with direct access to the rear patio and garden. The contemporary-style kitchen is positioned at the front of the property. Upstairs, there are two double bedrooms, both featuring double wardrobes. The main bedroom enjoys a pleasant outlook over the rear garden, while the second bedroom offers far-reaching views to the front. A family bathroom serves both bedrooms. The property also benefits from beautifully maintained front and rear gardens, as well as a garage, providing off-road parking, located adjacent to the rear garden.

Double glazed door opens into:

### ENCLOSED PORCH/UTILITY:

High level unit with wood effect roll top work surface, space for a washing machine and tumble dryer. Quarry tiled flooring, panelled walling and glass door opening into:

### ENTRANCE HALL:

Fitted carpet, radiator and a cupboard housing electric consumer unit and electricity meter.

### SITTING/DINING ROOM:

Plenty of room for dining and sitting room furniture, good size understairs cupboard, fitted carpet, wall lighting, large window to rear and French doors lead out to a rear paved patio and garden beyond.

### KITCHEN:

Contemporary style fitted kitchen featuring a range of high and low level units with under unit lighting and black granite effect roll top work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. Fan assisted oven with four ring gas hob with extractor fan above and integrated items include a low level fridge and a low level freezer. Black tiled flooring, part tiled walling and window overlooking the front garden.

### FIRST FLOOR LANDING:

Large loft hatch and fitted carpet.

### BEDROOM:

Fitted double wardrobe, plenty of space for bedroom furniture, fitted carpet, radiator and large window overlooking the rear garden.

### BEDROOM:

Fitted double wardrobe, fitted carpet, radiator and window to front with far reaching views.

### BATHROOM:

Panelled bath with rainfall showerhead over, separate handheld shower attachment and glass shower screen, low level wc, wash hand basin set into a good sized vanity unit with drawer storage and cupboards. Mirrored cupboard above with recessed spotlights and further cupboard with shelving to side.





Chrome heated towel rail, large cupboard housing the Worcester Bosch combi boiler with wooden slatted shelving. tiled flooring, fully tiled walling and obscured window to the front.

**OUTSIDE FRONT:**

A paved path to front door with the remainder of the garden being laid to lawn with mature shrubs, bushes and shingle.

**OUTSIDE REAR:**

The level rear garden is mainly laid to lawn with some flower bed borders, mature shrubs, plants and flowering bushes. There are two separate paved patios to either side of the garden, a garden shed, and a wooden gate provides access to the garage en bloc which is adjacent to the garden.

**GARAGE:**

The garage has concrete flooring along with a recently installed up and over garage door.

**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:**

C

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

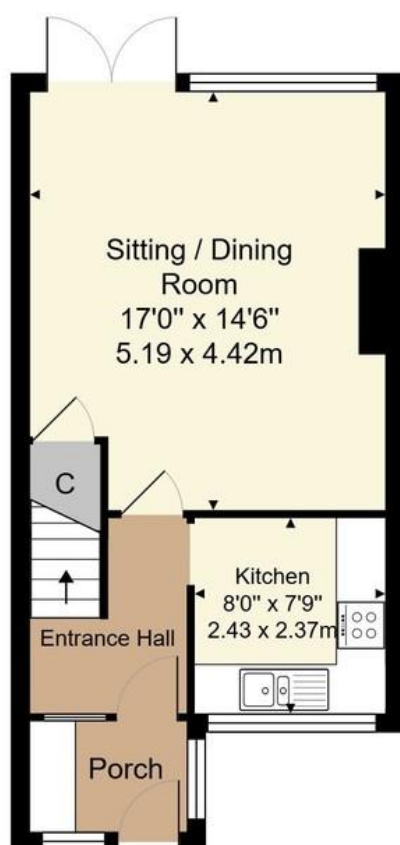
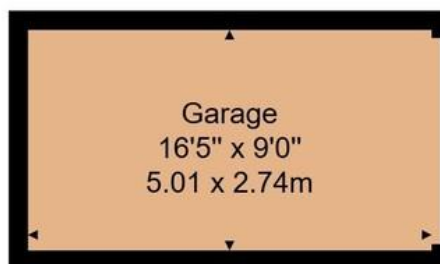
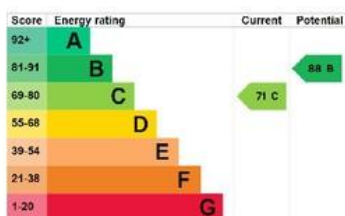
Mobile Phone Coverage search Ofcom checker

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

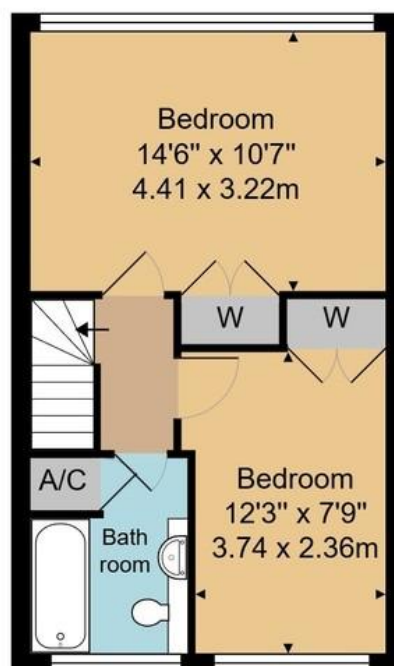
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





**Ground Floor**



**First Floor**

House Approx. Gross Internal Area  
764 sq. ft / 71.0 sq. m

Garage Approx. Internal Area  
148 sq. ft / 13.7 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

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

