



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- Chain Free
- 3 Bedrooms
- Westerly Facing Rear Garden
- Off Road Parking
- Energy Efficiency Rating: C

Pellings Farn Close, Crowborough

£395,000

woodandpilcher.co.uk

81 Pellings Farm Close, Crowborough, TN6 2BF

A well-presented three bedroom semi-detached home situated in a secluded cul-de-sac. This property boasts a westerly-facing rear garden, and features a versatile summerhouse ideal for use as a home office, studio, or relaxation space. Additional benefits include off-road parking and the advantage of being offered to the market with no onward chain.

COVERED ENTRANCE PORCH:

Outside light and glass panelled timber front door opening into:

ENTRANCE HALL:

Coats hanging area and timber flooring.

DOWNSTAIRS WC:

Dual flush wc, pedestal wash hand basin, mirrored wall, radiator, timber flooring, wall mounted consumer unit and obscured window to front.

SITTING/DINING ROOM:

Space for sofa seating and dining furniture, stairs to first floor with recess area, fitted carpet, radiator, box bay window to front and doors opening to rear patio and garden.

KITCHEN:

Range of wall and base units with granite worktops over incorporating a one and half bowl stainless steel sink, double oven with 4-ring gas hob and extractor fan, integrated microwave, integrated washing machine, wall mounted gas Potterton boiler and window to rear.

FIRST FLOOR LANDING:

Loft access, large cupboard housing hot water tank with shelving, fitted carpet and window to side.

BEDROOM:

Built in wardrobe cupboards, fitted carpet, radiator and window to front

BEDROOM:

Fitted carpet, radiator and window to rear.

BEDROOM:

Fitted carpet, radiator and window to rear.

FAMILY BATHROOM:

Panelled bath with shower over and further handheld shower attachment, dual flush low level wc, vanity wash hand basin with storage, mirrored wall, chrome heated towel rail, tiled flooring, extractor fan and obscured window to side.

OUTSIDE FRONT:

Tarmacadam driveway providing off road parking.

OUTSIDE REAR:

A westerly facing garden benefiting from a patio adjacent to the property. The remainder of the garden is laid to lawn and located to the rear of the garden is a good size summerhouse and store with power and light which could be used as an outside office/gym. Timber gate 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.

COUNCIL TAX BAND:

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TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

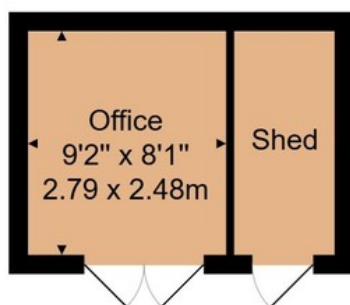
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

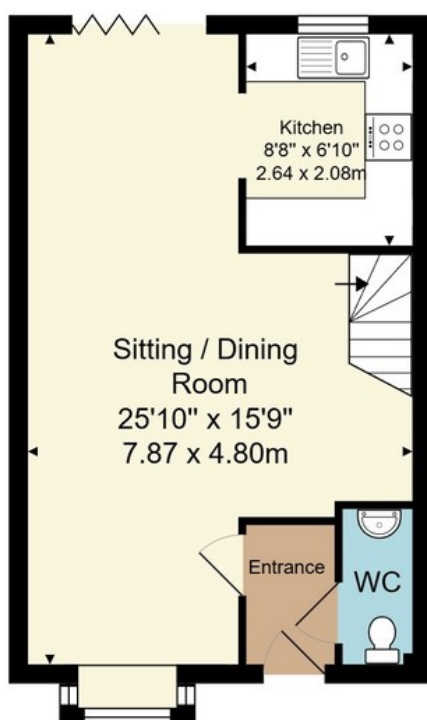
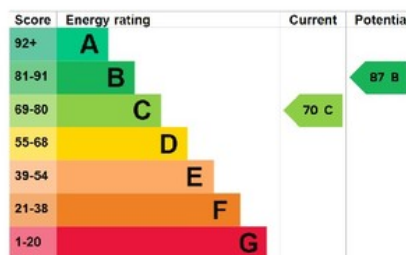
Services - Mains Water, Gas, Electricity & Drainage

Heating – Gas Central Heating

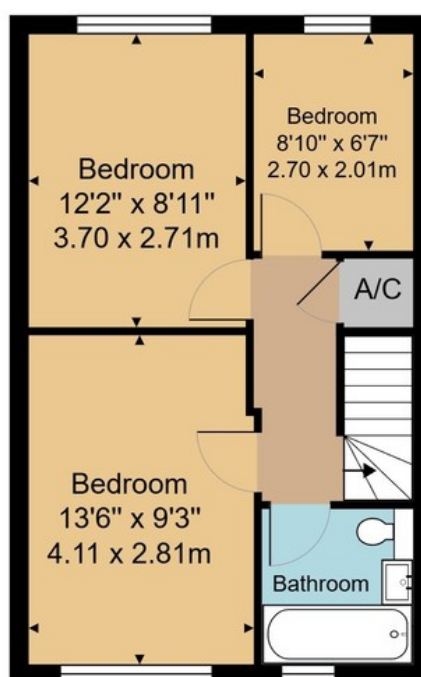




Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 821 sq. ft / 76.3 sq. m
Outbuilding Approx. Internal Area 115 sq. ft / 10.7 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.

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