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PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 4 Bedrooms
- 3 Reception Rooms
- Lovely Rear Garden
- Off Road Parking
- Energy Efficiency Rating: C

Palesgate Lane, Crowborough

£425,000

woodandpilcher.co.uk

2 Palesgate Lane, Crowborough, East Sussex, TN6 3HF

Purchased from new and introduced to the market for the first time, this beautifully maintained and much loved semi-detached family home offers spacious and well appointed living accommodation in a desirable neighbourhood. Upon entering the property, you're welcomed into an inner porch that leads conveniently to a handy downstairs cloakroom, perfect for visiting guests. The bright and airy sitting room is located at the front of the house and flows seamlessly into a generously sized dining room, which in turn leads to a large conservatory. French doors open from the conservatory onto a rear patio and garden, creating an excellent space for both relaxing and entertaining. The kitchen is both functional and spacious, with ample storage and some of the expected modern conveniences. Upstairs, the property boasts four bedrooms. Two of the rooms feature walk-in wardrobes, while a third benefits from built-in double wardrobes. The contemporary family bathroom serves all bedrooms and is presented to a high standard. Externally, the front of the property offers a low-maintenance garden area, off-road parking for two vehicles, and additional on-street parking nearby. The rear garden is a standout feature, with a spacious paved patio, a lawned area bordered by mature trees and shrubs, a wooden workshop, and stunning far-reaching views to the side. This is a rare opportunity to acquire a beautiful home in excellent condition and benefiting from a recently re-tiled roof. We feel this home is ideal for growing families or anyone seeking a peaceful yet well-connected setting.

Composite main door opens into:

PORCH:

Fitted carpet, radiator, wall mounted electric consumer unit and doors to cloakroom and hallway.

DOWNSTAIRS CLOAKROOM:

Low level wc, pedestal wash hand basin with mixer tap and shelving space, porcelain tiled flooring, part tiled walling and obscured window to front.

HALLWAY:

Fitted carpet, radiator and wall mounted heating thermostat.

SITTING ROOM:

Fitted carpet, radiator, wall lighting and window to front with fitted blinds.

DINING ROOM:

Fitted carpet, radiator and French doors open out to a large conservatory.

CONSERVATORY:

Wood effect insulated laminate flooring, radiators, electrics and French doors open out to a rear patio and garden beyond.

KITCHEN:

Range of wood effect high and low level units with feature under unit lighting, dark roll top work surface with tiled splashbacks and incorporating a one and a half bowl stainless steel sink with swan mixer tap and drainer. Appliances include a Zanussi fan assisted oven with 4-ring electric hob, extractor fan above and separate spaces for a large American style fridge/freezer, dishwasher, washing machine and separate tumble dryer. Wood effect laminate flooring, recessed spot lighting, window to side and door with access to the rear patio and garden beyond.

FIRST FLOOR LANDING:

Airing cupboard housing hot water tank and recently installed Viessman boiler with wooden slatted shelving. Fitted carpet, smoke alarm and an insulated hatch with ladder to part boarded loft with ample lighting.

BEDROOM:

Walk-in wardrobe with hanging rail and plenty of shelving, fitted carpet and window to rear with fitted blind and far reaching rooftop views to side.



BEDROOM:

Walk-in wardrobe with hanging rail, coat hooks, plenty of shelving and internal mirror, fitted carpet, two windows with fitted blinds overlooking the rear garden with far reaching rooftop views to side.

BEDROOM:

Two double wardrobes with hanging rails, shelving and internal mirror, fitted carpet and window to front with fitted blind.

BEDROOM:

Fitted carpet and window to front with fitted blind.

FAMILY BATHROOM:

Comprising a panelled bath with large rainfall showerhead, separate handheld attachment and glass shower screen, wash hand basin with mixer tap set into a vanity unit with shelving, low level wc, chrome heated towel rail, large wall mounted mirror, tiled flooring, fully tiled walling, recessed spot lighting, extractor fan and obscured window to side.

OUTSIDE FRONT:

Brick paved driveway providing off road parking for two vehicles accompanied by pretty lines of raised flower bed borders and lavender plants. Wall mounted boxed electric meter and outside tap. The side of the property features further raised flower bed borders, hedging, bin store area and bespoke wooden gate to the rear garden.

OUTSIDE REAR:

Large paved patio ideal for outside seating and entertaining, an area laid to lawn with flower bed borders along with a purple flowering Wisteria Chinesis, a Ceanothus Skylark Climber and a mature Acer. In addition is a large wooden workshop with plenty of areas of floating shelving, low level cupboards and a stunning climbing Jasmine to one side of the exterior. Further advantages include outdoor electrics and a hot/cold tap. The sunny garden features areas providing privacy and enjoys fabulous far reaching views.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

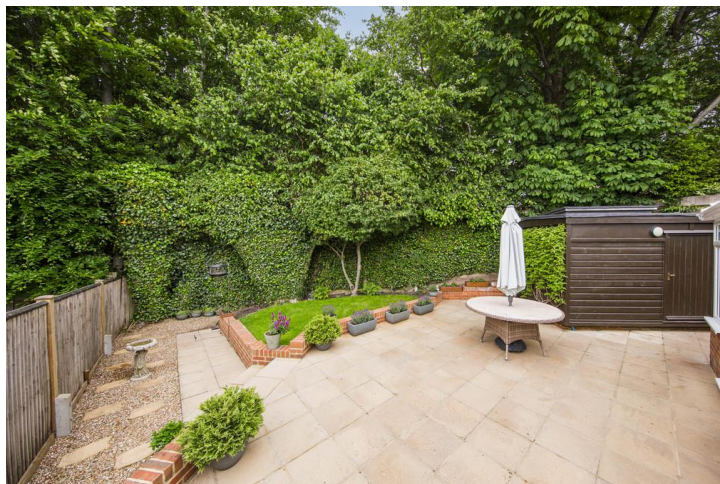
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

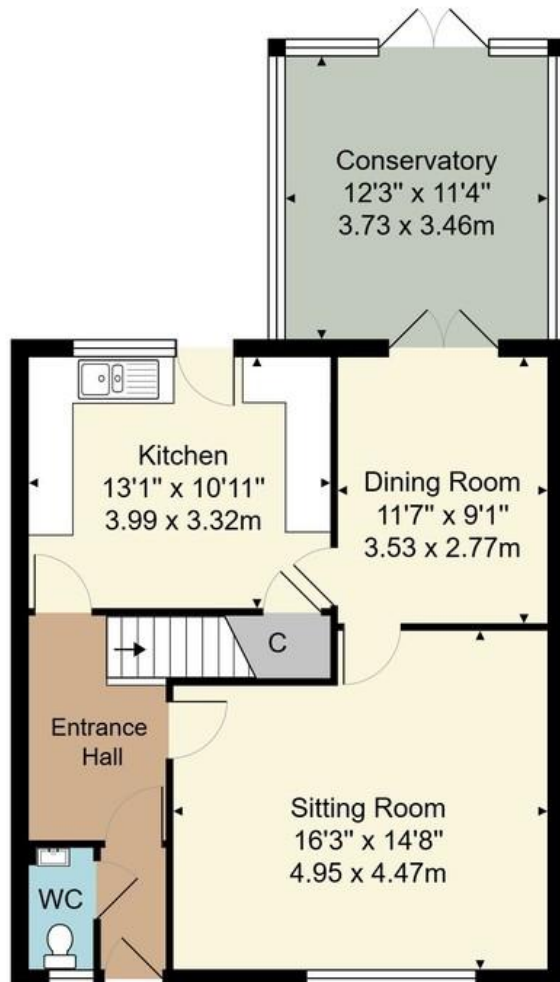
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

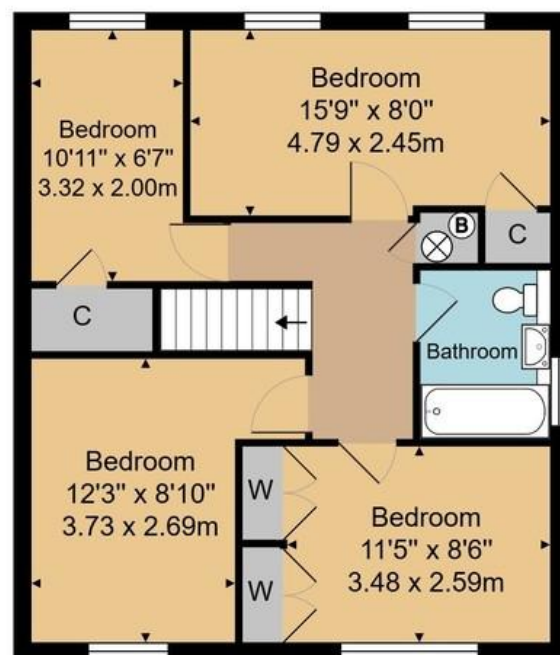
Heating - Gas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1343 ft² ... 124.7 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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