



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- 4 Bedrooms
- 2 Kitchens
- Generous Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

Figg Lane, Crowborough

£475,000

woodandpilcher.co.uk

Linden, Figg Lane, Crowborough, TN6 2PD

Situated in a quiet private lane, this detached family bungalow with a self-contained annex offers flexible accommodation ideal for a range of lifestyles. Upon entering the property, you are welcomed into a spacious open-plan sitting/dining room, with two bedrooms leading directly from this central living area. The dining area connects to a generously sized kitchen, which in turn opens into a utility room. From here, access is provided to a fourth bedroom/family room, formerly the garage. On the opposite side of the kitchen, a door leads into a substantial family bathroom. Also accessible from the kitchen is the self-contained one-bedroom annex, offering independent living space ideal for guests, extended family, or potential rental income. The annex features a bright and airy sitting room, a shaker style kitchen, a double bedroom with ensuite bathroom, and a conservatory overlooking and leading out to the rear garden. Externally, the property benefits from ample off-street parking at the front and a well maintained rear garden, mainly laid to lawn with a spacious paved patio. While the property would now benefit from internal updating, it presents a fantastic opportunity to create a wonderful home in a truly desirable and quiet location.

Double glazed door opening into:

ENTRANCE PORCH:

Wood effect laminate flooring, windows to front and square opening leads into:

SITTING/DINING ROOM:

Feature fireplace incorporating electric fire insert (currently not in use), plenty of room for sitting and dining room furniture, wood effect laminate flooring, two radiators, smoke alarm, Velux window and bay window to front.

KITCHEN:

Traditional style painted range of high and low level units with tiled splashback incorporating a stainless steel sink. Appliances include a fan assisted gas oven, grill and four-ring gas hob above, spaces for a washing machine and dishwasher. Low level unit housing Viessman boiler, tiled flooring, radiator, window overlooking the rear and door opening to the rear patio and garden.

UTILITY ROOM:

Plenty of room for white goods, laminate tile effect flooring, smoke alarm and window to the side.

BEDROOM/FAMILY ROOM:

Radiator and dual aspect with windows to front and side.

BEDROOM:

Triple fitted wardrobes, fitted carpet, radiator and bay window to front.

BEDROOM:

Airing cupboard housing hot water tank with wooden slatted shelving, fitted carpet, radiator, loft hatch and window to the side.

FAMILY BATHROOM:

Panelled bath with Triton shower over, traditional style taps and handheld shower attachment, wash hand basin with mixer tap set into a vanity unit, separate area with low level wc and part tiled and panelled walling.

ANNEXE:

SITTING ROOM:

Wood effect laminate flooring, radiator, window and door to side leading out to the patio and square opening opening into:



KITCHEN:

Range of high and low level shaker style units with black granite effect roll top work surfaces incorporating a stainless steel sink with mixer tap. Appliances include a fan assisted oven and grill with four ring gas hob above and space for a low level fridge. Tiled flooring and obscured window to side.

BEDROOM:

Double wardrobe, light wood effect laminate flooring, radiator and doors to en suite and conservatory.

EN SUITE BATHROOM:

Panelled bath with traditional style taps and handheld shower attachment, low-level wc, pedestal wash hand basin, light grey wood effect laminate flooring, part tiled walling, radiator and obscured window to the side.

CONSERVATORY:

Light grey laminate flooring and French doors lead out to the rear garden.

OUTSIDE FRONT:

Off-road parking for numerous vehicles and access to the rear garden via a black wrought iron gate.

OUTSIDE REAR:

The sunny rear garden is of an extremely good size being principally laid to lawn with raised flower bed borders, a greenhouse, wooden shed and a good sized paved patio.

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: Two council taxes are payable: Band A and Band C

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

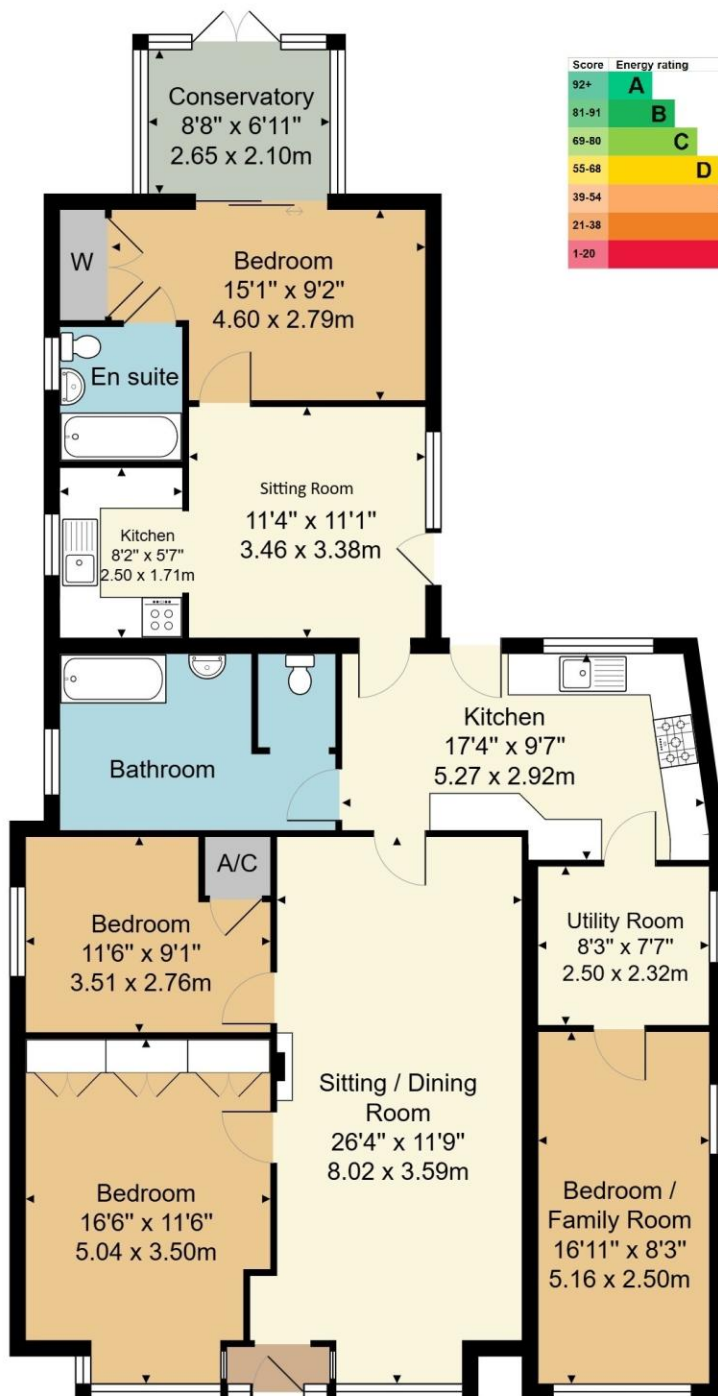
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Rights and Easements - The property is situated on a private road. The residents have recently contributed £100.00 towards its maintenance. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





Approx. Gross Internal Area 1562 ft² ... 145.1 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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