



ELIM COURT GARDENS
CROWBOROUGH – OFFERS IN EXCESS OF £475,000



18 Elim Court Gardens

Crowborough, TN6 1BS

**Porch Area - Entrance Hall - Sitting Room - Dining Room
Kitchen - Two Downstairs Bedrooms - Downstairs Shower
Room - First Floor Landing - Three Further Bedrooms
Family Bathroom - Utility Area - Detached Double Garage
Off Road Parking - Mature Front & Rear Gardens**

A well presented chain-free detached house, tucked away at the end of a quiet cul-de-sac in a sought-after residential area. The property features an open porch, suitable for hanging coats, which leads through an archway into a welcoming entrance hall. The spacious sitting room boasts a charming marble fireplace, while the dining room comfortably accommodates a large dining table. The well-appointed kitchen includes a range of standard appliances and enjoys a lovely outlook through a large window over the rear garden and also direct access down some steps to the rear garden. The ground floor offers two generous bedrooms and a modern family shower room. Upstairs, the first floor was formerly used as an annex, offering fantastic flexibility to adapt the space to your needs. It comprises two double bedrooms, one of which connects to a third single bedroom or potential dressing room. This upper level also includes a small utility area, accessible via bi-fold doors, which could easily be converted into an en-suite. Outside, the property benefits from beautifully maintained mature gardens to front and rear. Off road parking and access to a double garage. This property offers an excellent opportunity for a family to personalise the home, as it would benefit from some updating and modernisation.

Shallow steps lead to the double glazed front door opening into:

PORCH AREA: Space for hanging coats, fitted carpet, obscured windows to front and side and archway leads into:

ENTRANCE HALL: Large storage cupboard with shelving, cupboard housing the electric and gas meter with shelving, fitted carpet and a smoke alarm.

SITTING ROOM: Attractive non-working gas fire with marble hearth, cheeks and mantle. Fitted carpet, three radiators and large picture window to front.

DINING ROOM: Plenty of room for a large dining table and chairs, fitted carpet, radiator and window overlooking front garden.



KITCHEN: A traditional style kitchen fitted with a range of high and low level wooden units with feature lighting, roll top worksurfaces, breakfast bar with seating underneath and a double stainless steel sink with swan mixer tap.

Appliances include a fan assisted oven with grill above, 4-ring gas hob, a washing machine, tumble dryer, dishwasher and tall fridge freezer. Ideal Mexico HE 18 floorstanding boiler, fitted carpet, part tiled walling, window with fitted blinds overlooking the garden and double glazed stable door to the side with access to the rear garden and garage.

BEDROOM: An abundance of fitted wardrobes with hanging rails and shelving, additional storage cupboards, fitted carpet, radiator and window overlooking the front garden.

BEDROOM: Fitted carpet, radiator and window to rear.

FAMILY SHOWER ROOM: Fully tiled walk-in cubicle with a recently installed Mira shower, low level wc and wash hand basin set into a large vanity unit with shelving, mirror and lighting above. Airing cupboard housing hot water tank with wooden slatted shelving, recently laid wood effect vinyl flooring, radiator and obscured window to rear with fitted blind.

FIRST FLOOR LANDING: Large walk-in cupboard housing header tank and a large fully boarded eaves cupboard.

BEDROOM: A dual aspect bedroom with a large walk-in cupboard with hanging rail, fitted wardrobe with hanging rail, fitted carpet, radiator and windows to front and rear with fabulous far reaching views to side.

BEDROOM: Fitted carpet, radiator, large picture window to front with fabulous views to side, door to utility area and door open into an interconnecting bedroom.

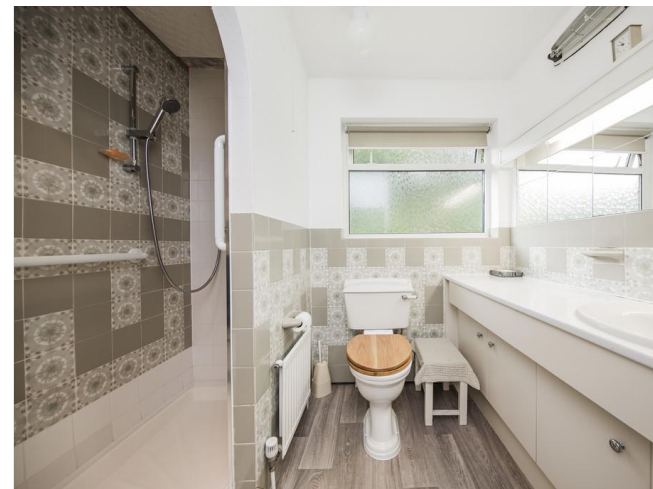
UTILITY ROOM: Low level units incorporating a sink with mixer tap, two eaves cupboards with shelving and window to side with fitted blind.

BEDROOM: Fitted carpet, radiator and large picture window overlooking rear garden.

FAMILY BATHROOM: Panelled bath with recently installed wall mounted Mira shower over, low level wc and pedestal wash hand basin. Fitted carpet, radiator, fully tiled walling and obscured window to rear with fitted blind.

OUTSIDE FRONT: Large gravel driveway provides off-road parking for numerous vehicles and a beautifully maintained mature raised garden features flower bed borders and established plants to include Rhododendrons, Azaleas, Camellia's and Acers. A pathway leads up to a corner summer house which has fabulous far reaching views towards the Ashdown Forest.

DOUBLE GARAGE: Recently installed key fob operated doors provide access into the double garage with nonslip flooring, access to a large under house storage cellar, gas meter, inside water tap, floating shelving, electric strip lighting and door to the rear gives access to the garden.



OUTSIDE REAR: Private rear garden is mainly laid to lawn with a selection of flower bed borders, mature trees, patio area and a wooden shed.

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: E

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

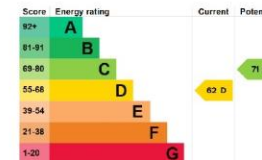
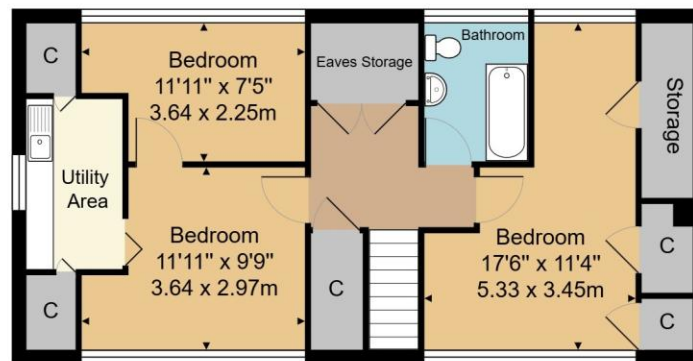
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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Ground Floor

House Approx. Gross Internal Area
1513 sq. ft / 140.6 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1759 sq. ft / 163.4 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.