



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Family House
- 4 Bedrooms
- 2 Reception Rooms
- Rear Garden & Patio
- Off Road Parking
- Energy Efficiency Rating: C

The Grove, Crowborough

£575,000

woodandpilcher.co.uk

30 The Grove, Crowborough, TN6 1NY

Situated in a highly sought-after cul-de-sac on the southern side of Crowborough, this well-presented and spacious four-bedroom detached home offers excellent access to the town centre and a selection of local schools. The well-appointed accommodation comprises, in brief, an entrance hall, downstairs cloakroom, a generous family room, a large sitting room with a feature fireplace, and a modern kitchen/dining room with direct access to the rear garden, complemented by a separate utility room. On the first floor, the main bedroom includes extensive fitted wardrobes with matching furniture and a stylish en suite shower room. Three further bedrooms are served by a family bathroom. Outside, the property features a private brick-paved driveway providing off-road parking to the front, and a delightful rear garden backing onto woodland.

Obscured glass panelled front door opens into:

ENTRANCE HALL:

Radiator, fitted carpet and stairs to first floor.

DOWNSTAIRS CLOAKROOM:

Low level wc, pedestal wash hand basin, radiator and window to front.

FAMILY ROOM:

Fitted carpet, radiator and window to front.

SITTING ROOM:

Feature fireplace with attractive surround and marble hearth, fitted carpet, radiator and window to front.

KITCHEN/DINING ROOM:

Range of beautifully fitted base units with worktops/splashbacks over incorporating a one and half bowl ceramic sink with mixer tap. Appliance space available for a range cooker, fridge/freezer and dishwasher. Amtico flooring, window to rear and double doors opening to the rear patio and garden beyond.

UTILITY ROOM:

Range of wall and base units with stainless steel sink/drainers, space for washing machine and tumble dryer, wall mounted gas boiler, radiator, Amtico flooring, window to rear and door to side.

FIRST FLOOR LANDING:

Cupboard housing hot water tank, fitted carpet and hatch providing access to loft.

MAIN BEDROOM:

Extensive range of built-in wardrobe cupboards and associated bedroom furniture, fitted carpet, radiator, window to front and door into:

EN SUITE SHOWER ROOM:

Fully tiled enclosure with wall mounted shower unit, low level wc and wash basin. Heated chrome towel rail, laminate flooring and obscured window to front.

BEDROOM:

Built-in double wardrobe cupboard, fitted carpet, radiator and window to rear with woodland views.



BEDROOM:

Built-in wardrobe cupboard, fitted carpet, radiator and window to rear.

BEDROOM:

Fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with chrome shower unit over, low level wc, pedestal wash basin, heated chrome towel rail, laminate flooring and obscured window to side.

OUTSIDE FRONT:

Brick block driveway providing off road parking for several vehicles with the remainder of the garden being mainly laid to lawn. Side gate accesses a store area with timber shed and leads to the rear garden.

OUTSIDE REAR:

Patio adjacent to the property with the remainder of the garden laid principally to lawn accompanied by a circular paved patio area and enjoying a pleasant woodland outlook.

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 an excellent range of schooling, 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 & Pilder Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

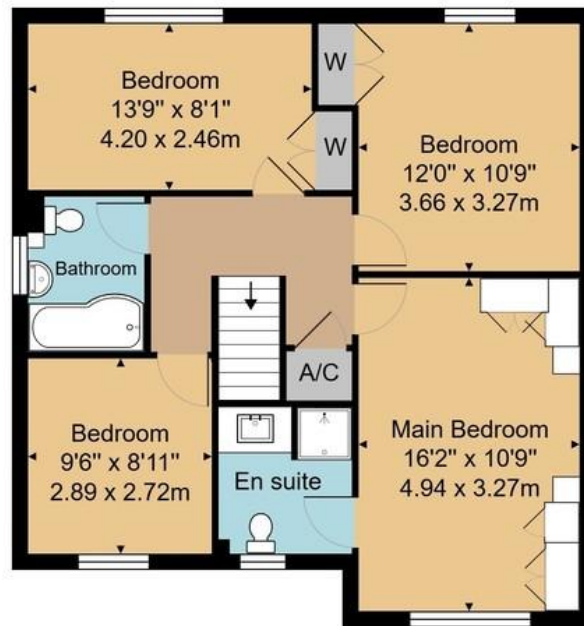
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

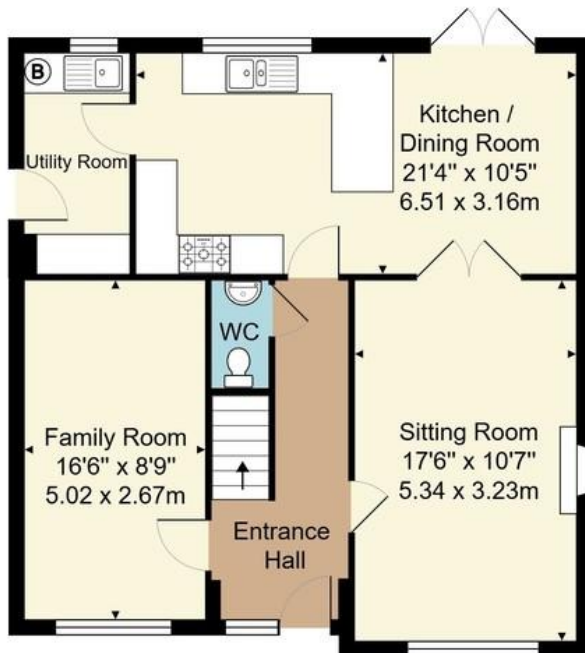
Heating - Gas Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area
1468 ft² ... 136.4 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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
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