



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 3 Bedrooms
- Chain Free
- Rear Patio & Garden
- Off Road Parking
- Energy Efficiency Rating: D

Wealden Close, Crowborough

£299,950

woodandpilcher.co.uk

10 Wealden Close, Crowborough, TN6 2ST

PUBLIC NOTICE

ADDRESS: 10 Wealden Close, Crowborough, TN6 2ST

We are acting in the sale of the above property and have received an offer of £295,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

A chain-free semi-detached family home, ideally located within walking distance of the town centre, tucked away in a popular residential cul-de-sac. Upon entering the property, you are welcomed into a hallway that leads directly into a bright and airy dual-aspect sitting room. This spacious reception room offers room for a small dining table and features French doors that open onto a sunny patio and rear garden. Also accessible from the hallway is an archway leading into the kitchen, which is positioned at the rear of the home. The ground floor also benefits from a generously sized family bathroom. Upstairs, a staircase leads to the first floor where you'll find a well-proportioned, dual-aspect main bedroom, along with two single bedrooms, ideal for children, guests, or home office use. Outside to the front, the property offers a brick-paved driveway providing off-road parking. The rear garden enjoys a bright, sunny aspect and is mainly laid to lawn, complemented by a spacious concrete patio, perfect for outdoor entertaining.

Double glazed door opens into:

ENTRANCE HALL:

Fitted carpet, radiator, recessed spotlights, wall mounted British gas heating thermostat, coats hanging area and window to the front.

SITTING/DINING ROOM:

Built-in storage cupboard with recess with floating shelves above, tall fitted cupboard with shelving and housing electric consumer unit and electric meter. Fitted carpet, radiator, window to the front and French doors open out to the rear patio and garden beyond.

KITCHEN:

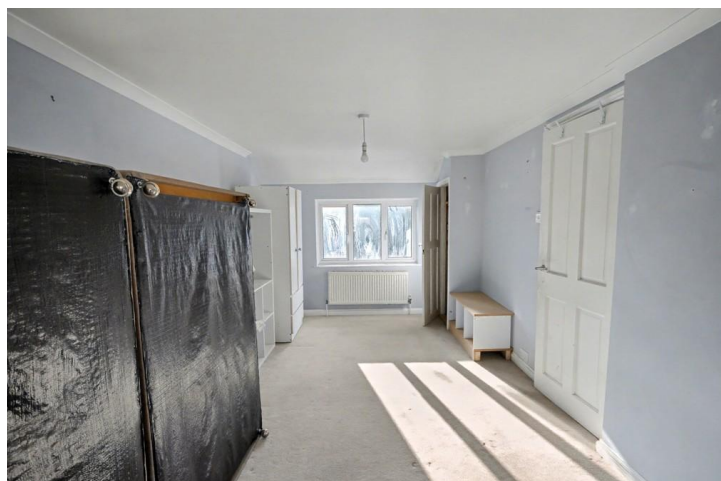
Range of high and low level shaker style kitchen units with light grey roll top works surfaces incorporating a stainless steel sink. Appliances include a fan assisted oven, induction hob and spaces for a washing machine, tumble dryer, slimline dishwasher and a tall fridge/freezer. Concealed wall mounted Worcester Bosch boiler, Black tiled flooring, window to side and door to the patio leading onto the garden.

BATHROOM:

Panelled p-shaped panelled bath with mixer tap and glass shower screen, low level wc and rectangular sink with mixer tap. Tiled flooring, part tiled walling, extractor fan and obscured window to the side.

FIRST FLOOR LANDING:

Large window to the side, fitted carpet and loft hatch with ladder and light.



MAIN BEDROOM:

Fitted cupboard, fitted carpet, radiator and windows to front and rear.

BEDROOM:

Fitted carpet, radiator and window to the front.

BEDROOM:

Fitted carpet, radiator and window to the rear overlooking the garden.

OUTSIDE FRONT:

Brick paved driveway providing off-road parking with side passageway and wooden gate to rear garden.

OUTSIDE REAR:

The area of garden is principally laid to lawn accompanied by a large concrete patio, along with a wooden shed to the rear of the garden.

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:

C

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

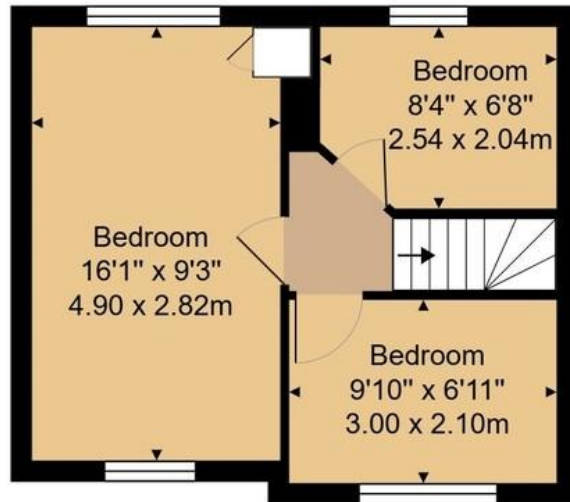
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

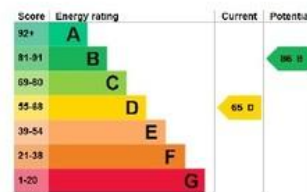




First Floor



Ground Floor



Approx. Gross Internal Area
682 ft² ... 63.3 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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Heathfield 01435 862211
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 Associate London Office 02070 791568

