



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Family House
- 4 Bedrooms
- Open Plan Kitchen/Diner
- Rear Garden
- Single Garage/ORP
- Energy Efficiency Rating: C

Southridge Rise, Crowborough

£490,000

woodandpilcher.co.uk

130 Southridge Rise, Crowborough, TN6 1LL

Set in a sought-after Crowborough location, this 4-bedroom detached home delivers space, light, and smart family living. A large extended sitting room, separate study, and a bright kitchen-diner overlooking the garden. In addition is a downstairs WC and access to an integral single garage. Upstairs offers four bedrooms and a family bathroom. To the front of the property is an area for off road parking and the rear garden is built for easy living and entertaining, with decking, a lawned area, and an insulated summer house with power.

uPVC door opens into:

ENTRANCE PORCH:

Tiled floor, radiator and door into sitting room.

SITTING ROOM:

A large spacious room that has been extended. Feature fireplace with flueless gas fire, wall mounted electric secondary heater and wall mounted radiator, an under-stair storage cupboard and window to front.

STUDY:

Laminate flooring, electric radiator, double doors into sitting room and windows to front and rear.

HALLWAY:

Laminate wood flooring with doors leading to integral garage and cloakroom.

INTEGRAL SINGLE GARAGE:

Plumbing for washing machine and dryer and consumer unit.

CLOAKROOM:

Low-level WC, wall mounted sink with tiled splash black, tile flooring, half tiled walling and obscure window to side.

KITCHEN/DINER:

Low and high-level cabinetry accompanied by oak worktops and a breakfast bar. Appliances include a five-ring gas stove with extractor fan over, dishwasher and fridge. Single sink with swan neck tap, wood laminate flooring, two radiators with windows and French doors to rear.

Oak stairs and banister rise to:

FIRST FLOOR LANDING:

Loft hatch, airing cupboard, fitted carpet and window to side.

MAIN BEDROOM:

Integrated three door wardrobe with sliding door, inbuilt double door cupboard, laminate flooring, radiator and two windows to front.

BEDROOM:

Integrated four door wardrobe and drawer unit, inbuilt two door cupboard, laminate wood flooring, radiator and window to rear.

BEDROOM:

Single built-in cupboard, fitted carpet, radiator and window to rear.



BEDROOM:

Fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Bath with taps and Aqualisa pumped power shower over, low-level wc, wall mounted sink, tiled flooring and walling, towel rail and obscure window to rear.

OUTSIDE FRONT:

Paved driveway with parking for multiple cars with EV charger and access to integral garage. Area laid to lawn.

OUTSIDE REAR:

Decking and an area laid to lawn with path leading to a summer house with power and insulation. Shed to the side.

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.

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

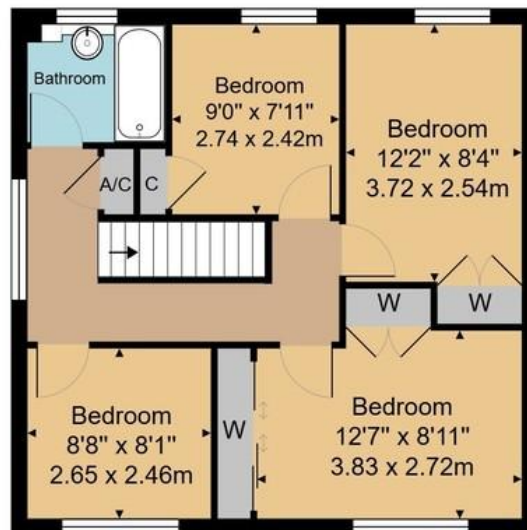
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

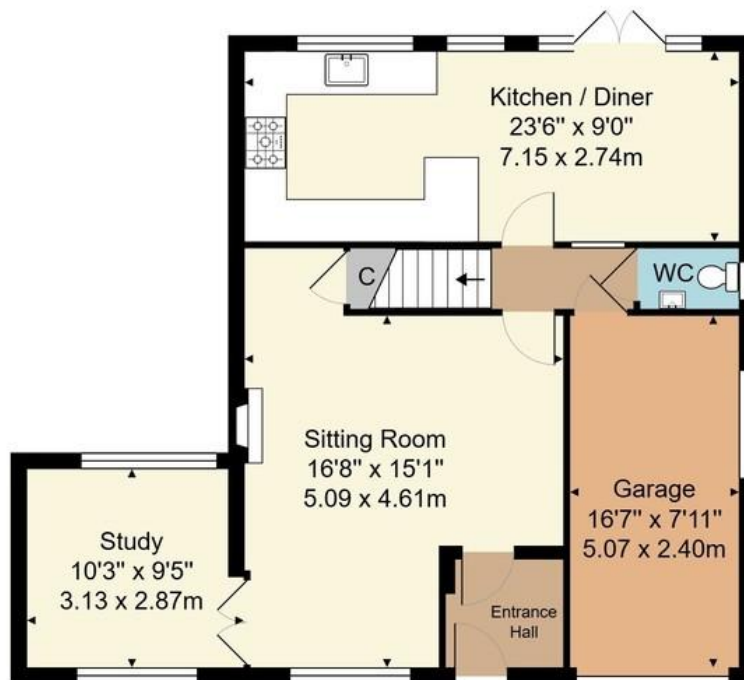


Approx. Gross Internal Area
1333 ft² ... 123.8 m²
(Incl. Garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

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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