



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached House
- 2 Double Bedrooms
- High Spec Kitchen
- Westerly Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: B

**Welbanks Gardens, Crowborough**

**£390,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 6 Welbanks Gardens, Crowborough, TN6 3GA

Offered to the market chain free and set within a quiet cul-de-sac, this modern semi-detached family home was constructed approximately five years ago and is presented in beautiful, near-new condition throughout. The accommodation comprises a welcoming entrance hall, ground floor WC, a high-specification kitchen, and a bright sitting/dining room with direct access to the westerly-facing rear patio and garden. To the first floor are two well-proportioned bedrooms, one benefiting from built-in wardrobes, along with a contemporary family bathroom. Externally, the property offers off-road parking to the front with access to a garage. The rear garden enjoys a desirable westerly aspect, providing afternoon and evening sunshine. Ideally located, the home is within easy reach of the mainline train station, local amenities, and Crowborough town centre, which offers a wide range of supermarkets and independent shops.

### COVERED ENTRANCE PORCH:

Obscured glass panelled front door opens into:

### ENTRANCE HALL:

Storage cupboard with broadband units, radiator, smoke detector, stairs to the first floor and engineered wood laminate flooring.

### WC:

Dual flush low-level wc, wall mounted vanity wash basin with mirrored wall, chrome heated towel rail, part tiled walls, engineered wood laminate flooring, extractor fan and obscured window to front.

### KITCHEN:

High spec range of wall and base units with granite worktops/upstands over incorporating a one and half bowl inset sink with mixer tap. Appliances include an eye level fan assisted oven and a separate microwave, gas hob with extractor over and an integrated dishwasher, washer/dryer and fridge/freezer. Wall mounted ideal gas boiler, radiator, engineered wood laminate flooring and window to front.

### SITTING ROOM:

Large under stairs storage cupboard, attractive wood half panelled walls, engineered wood laminate flooring, radiator TV/satellite points and floor to ceiling French doors opening onto a rear patio area.

### GALLERIED FIRST FLOOR LANDING:

Storage cupboard with shelving, loft access, radiator and carpet as fitted.

### BEDROOM:

Floor to ceiling triple sliding door wardrobes, radiator, carpet as fitted and window to rear.

### BEDROOM:

Fitted unit with workstation area and drawer storage, radiator, carpet as fitted and two windows with pleasant outlook across countryside to front.

### FAMILY BATHROOM:

Panelled bath with shower attachment and tiled surround, dual flush wc, vanity wash basin with storage under, chrome heated towel rail, mirrored wall, extractor fan, part tiled walls and tiled flooring.



**OUTSIDE FRONT:**

Small area of garden with brick block driveway providing off-road parking and access to extended length garage power and light and access via up/over door. Timber side gate to rear.

**OUTSIDE REAR:**

The garden enjoys a westerly aspect featuring a good size patio adjacent to the property. The remainder of the garden is laid to lawn with raised beds.

**SITUATION:**

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Planning Permission - New build developments off Walshes Road

**AGENTS NOTE:**

Annual Estate Service Charge - currently £306.97

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





House Approx. Gross Internal Area 841 sq. ft / 78.1 sq. m  
Garage Approx. Internal Area 246 sq. ft / 22.9 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.

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