



MILLBROOK ROAD
CROWBOROUGH - £525,000



24 Millbrook Road

Crowborough, TN6 2SA

Porch - Sitting Room - Kitchen/Dining/Family Room

Two Bedrooms - Shower Room - Single Garage

Off Road Parking - Front & Rear Gardens

A fabulous opportunity to acquire a completely renovated detached family home, ideally positioned within walking distance of the town centre and located in a highly sought-after residential area. The property has been thoughtfully and comprehensively transformed throughout to an exceptional standard. Improvements include a new driveway, beautifully landscaped front and rear gardens, new windows and internal doors, updated carpets and flooring, full redecoration, new radiators and boiler, and a stunning reconfiguration of the kitchen, family, and dining spaces. On entering the home, a welcoming porch leads into a bright and spacious sitting room. From here, three steps rise to the inner landing, where a bespoke oak sliding door opens into the impressive kitchen/dining/family room. The kitchen is fully fitted with some of the usual integrated appliances and flows seamlessly through a square opening into the striking vaulted dining/family areas. This superb space is filled with natural light and benefits from direct access to the rear garden, making it ideal for both everyday living and entertaining. From the landing, access is provided to two generous double bedrooms, both of which feature wall-to-wall built-in wardrobes. A well-appointed family shower room serves both bedrooms. Externally, the property provides off road parking, a garage, and immaculately maintained, landscaped gardens to both the front and rear, providing attractive and practical outdoor space. This is a truly exceptional home that is ready to move into and must be viewed to be fully appreciated. Early viewing is highly recommended. Composite double glazed door opens into:

Dark grey composite door opens into:

PORCH

Coir entrance matting, feature wall, coats hanging area and part glazed wooden door opens into:

SITTING ROOM

Space for an electric feature fireplace and hearth, attractive feature wall, recently fitted carpet and large window with attractive views to the front with fitted blinds.

INNER LANDING

Two good size cupboards both with shelving and lighting, hatch with ladder to part boarded loft with light and housing the recently installed Baxi Combi boiler. Recently fitted carpet, attractive feature wall, smoke alarm and radiator.



OPEN PLAN KITCHEN/DINING/FAMILY ROOM:

Kitchen Area:

Featuring a recently installed Howden's shaker style kitchen fitted with a range of high and low level units with feature lighting, wooden roll top work surfaces with sleeper tiled splashback incorporating a one and a half bowl Butler sink with mixer tap. Appliances include a high-level double oven and grill, four ring gas hob with extractor fan above, a dishwasher, washing machine and American style fridge/freezer. In addition is a breakfast bar with seating area. Quick Step oak effect flooring, smoke alarm and window overlooking the rear garden with fitted blind.

Family/Dining Areas:

Plenty of room for sitting and formal dining furniture, beautiful feature wall, painted high-level beam, Quick Step oak effect flooring, two recently installed rain sensitive solar powered Velux windows with wall mounted remote control, high-level windows to side with fitted blinds, numerous windows to rear with fitted blinds and a double glazed door provides access to the rear patio and garden beyond.

BEDROOM

Wall to wall fitted wardrobes, open shelving and drawer storage. Recently fitted carpet, radiator, window to front with fitted blind and attractive rooftop views.

BEDROOM

Wall to wall fitted wardrobes, recently fitted Quick Step oak effect flooring, radiator and window with fitted blind overlooking the rear garden.

SHOWER ROOM

Recently improved and re-fitted with a corner shower featuring an Aqualisa wall mounted power shower and aqua board walling. Low-level WC, rectangular sink with mixer tap set into a vanity unit with pull-out drawer storage, wall mounted chrome heated towel rail, wall mounted glass fronted cabinet with lighting above, Quick Step oak effect flooring, tiled walling, extractor fan and obscured window to the side with fitted roller blind.

OUTSIDE FRONT

The area of garden is mainly laid to lawn accompanied by sandstone steps with wooden sleeper edging. To the side is access to a recently laid Indian sandstone terrace with black wrought iron balustrade. In addition is a tarmac drive providing off-road parking for numerous vehicles and access to a garage. A wooden gate provides side access to the rear garden.

OUTSIDE REAR

The beautifully landscaped garden has been thoughtfully levelled for ease of use. A generous paved patio leads to newly laid shallow steps, rising to the main garden area. The garden features an attractive white magnolia, a graceful willow, and an Acer maple, complemented by a selection of recently planted mature shrubs and plants. An Indian sandstone patio has been newly installed, and a circular pond has been re-lined and freshly stocked.



The garden is enclosed by new close-board fencing to the sides and rear, with high-level trellis to one boundary. Additional features include a greenhouse, a wooden shed positioned in the corner, and a water butt.

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.

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

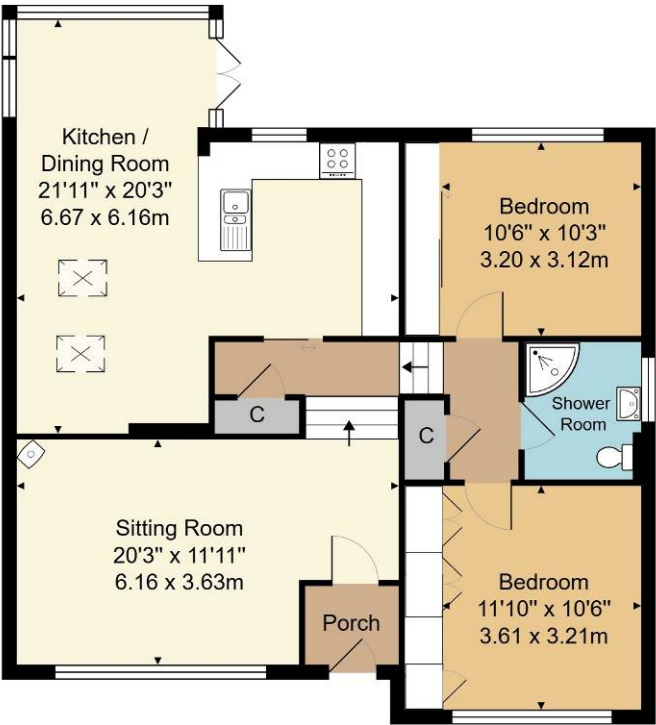
Heating - Gas Heating

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.

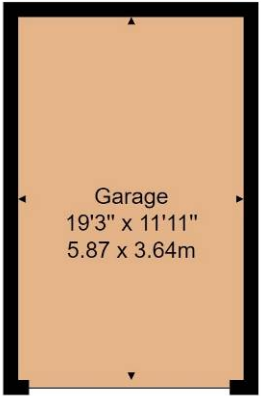


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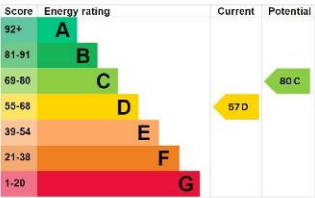
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Ground Floor



Lower Ground Floor



Bungalow Approx. Gross Internal Area
1008 sq. ft / 93.7 sq. m

Approx. Gross Internal Area
1238 sq. ft / 115.0 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.