



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terrace House
- 2 Double Bedrooms
- Kitchen/Diner/Sitting Room
- Rear Garden
- Two Allocated Parking Spaces
- Energy Efficiency Rating: C

Boarshead, Crowborough

£360,000

woodandpilcher.co.uk

2 The Pines , Boars Head, Crowborough, TN6 3HD

This modern and well presented mid terrace family home is light and airy and benefits from a rear garden enjoying outstanding countryside views and being located on the fringes of Crowborough it provides a good mix of rural and town living. The accommodation consists of an open plan sitting room with direct access out to the rear garden, a well designed modern kitchen/diner for entertaining, and a downstairs wc. To the first floor is the main bedroom with en suite shower room, and a well-appointed family bathroom, the second floor houses the second spacious bedroom. Externally is a pleasant tiered rear garden and access to two allocated parking spaces. Very few properties come to the market with views to the rear of this standard and we would encourage an early viewing to appreciate the appeal of this well presented home.

ENTRANCE HALL:

UPVC front door, consumer unit, radiator, wooden effect flooring and carpeted stairs to first floor.

WC:

Low-level wc, vanity unit with mounted sink and cupboard under, boiler, radiator and wooden effect flooring.

KITCHEN/DINER:

Stylish range of low and high level units with wooden worktop over incorporating a stainless steel one and half bowl sink with drainer. Appliances include a low level oven with electric hob and extractor over, integrated fridge freezer, slimline dishwasher and washing machine. Continuation of wood effect flooring and step down to:

SITTING ROOM:

Carpeted, radiator, skylight and double patio doors open onto rear decking area and garden beyond.

FIRST FLOOR LANDING:

Carpeted, radiator and window to front.

BEDROOM:

Carpeted, radiator, large double window to rear and door into:

EN SUITE SHOWER ROOM:

Corner shower, low-level wc, sink with vanity under and a chrome towel rail.

BATHROOM:

Bath with shower over, wall mounted sink with vanity under, chrome standing towel rail, laminate wood flooring and obscure window front.



SECOND FLOOR:

BEDROOM:

Eaves storage, carpeted, radiator and a skylight.

OUTSIDE:

REAR GARDEN:

Tiered garden with two levels of decking, area of artificial turf and rear gate through to parking area.

PARKING:

Two allocated parking spaces.

SITUATION:

Well located with mainline railway stations at both Eridge & Jarvis Brook providing service of trains to London. In addition the area provides beautiful walks ideal for dog walking, Bowles Outdoor Activity Centre which includes climbing and a dry ski slope, local public house and a golf course Crowborough town centre to the south is about 1.5 miles away and provides a wide range of supermarkets, doctors, dentists, a good range of schooling for all ages as well as a leisure centre. Located to the west of Crowborough is Ashdown Forest which is a great place for walking and enjoying spectacular views over the Sussex countryside. The spa town of Royal Tunbridge Wells is approximately six miles to the north where you will find the mainline railway station and an excellent mix of retailers & eateries spread through the Pantiles, The Old High Street and Victoria Place Shopping Mall.

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

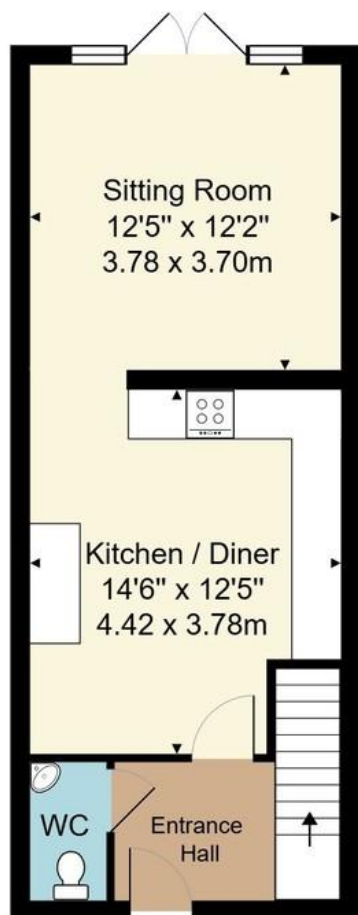
Heating - Gas Heating

Private Drainage - Septic Tank

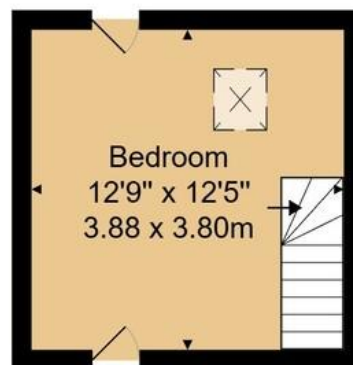
Estimated annual service charge payable is £492.00 (subject to change) These details should be clarified by a buyers own legal advisor.



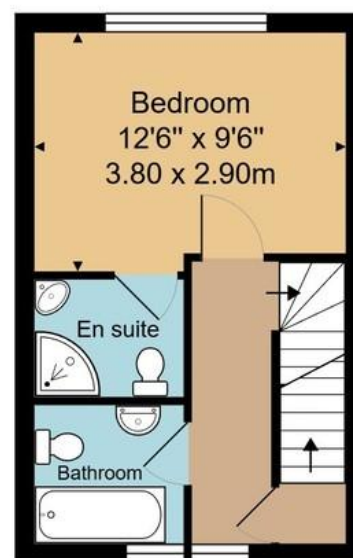
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Second Floor



First Floor

Approx. Gross Internal Area 835 sq. ft / 77.6 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

