



CAERWENT, MOUNT PLEASANT
CROWBOROUGH - £553,500



Caerwent

Mount Pleasant
Crowborough, , TN6 2NF

**Entrance Hall - Living Room - Dining Room
Conservatory - Kitchen - Downstairs Shower
Room Four Double Bedrooms - Family Bathroom
Generous Gardens - Driveway & Single Garage.**

This 1970s much loved and beautifully presented detached family home has a great deal to offer. Comprising of four double bedrooms and a family bathroom to the first floor and to the ground floor is a contemporary kitchen, a light and airy living room with direct access out to the garden and a dining room that leads into the conservatory. Externally and of particular note is the large flat rear garden and good size patio whilst to the front you will find ample parking and access to the single garage.

Double glazed door with large obscured double glazed picture window to the side leads into:

ENTRANCE HALL:

Original parquet flooring, radiator, ceiling coving, smoke alarm, wall lighting, spot lights, understairs cupboard and the wall mounted Honeywell heating thermostat.

DOWNSTAIRS SHOWER ROOM:

Enclosed fully tiled shower cubicle with Aura shower and separate handheld attachment, low level wc, pedestal wash hand basin, laminate flooring, fully tiled walling and obscured double glazed window to side.

LIVING ROOM:

A lovely bright room with multi fuel log burner inset into a limestone fireplace with hearth and mantel, wood effect laminate flooring, two radiators, three wall lights, ceiling coving, large double glazed window overlooking the front garden, French double glazed doors leading out to the rear garden and bi-fold doors provide access into:



DINING ROOM:

Wood effect flooring, radiator, ceiling coving and French doors lead out to:

CONSERVATORY:

Wood effect laminate flooring, electric heating, spot lighting, French doors providing direct access to the rear garden and glass door into:

KITCHEN:

A contemporary kitchen fitted with a range of high and low level units with under unit lighting, wood effect roll top work surfaces, ceramic sink with mixer tap, fan assisted oven with 4-ring gas hob and extractor fan above, integrated fridge/freezer, separate spaces for a dishwasher and washing machine, part tiled walling, wood effect flooring, ceiling coving, LED spot lighting, double glazed window overlooking the rear garden and double glazed door to side.

FIRST FLOOR LANDING:

Access to part boarded loft via ladder, airing cupboard housing the water tank with slatted shelving and solar panel controls, fitted carpet, radiator, two wall lights, smoke alarm and double glazed window to front.

BEDROOM:

Double wardrobe with shelving and hanging rail, fitted carpet, radiator, ceiling coving and a large double glazed window overlooking the rear garden.

BEDROOM:

Wardrobe with hanging rail and shelving, fitted carpet, radiator, ceiling coving, two wall lights and large double glazed window to front.

BEDROOM:

Wardrobe with hanging rail and shelving along with high level fitted units, fitted carpet, radiator, ceiling coving and double glazed window to rear.

BEDROOM:

Currently used as a bedroom and office with a wardrobe with ample shelving, additional shelving, fitted carpet, radiator, ceiling coving and double glazed windows to front.

FAMILY BATHROOM:

Panelled bath with mixer tap and Aqualisa shower over with glass screen, pedestal wash hand basin, low level wc, glass cabinet, glass corner mirror, shaver point, radiator, vinyl flooring and obscured double glazed to side.



OUTSIDE:

To the front of the property is a driveway providing parking for numerous vehicles, exterior lighting and access via up/over door into the single garage. The remainder of the front garden is predominately laid to lawn along with an array of established planting and flower beds. An iron gate leads through to a side paved area with outside water tap which in turn leads to the rear garden. To the rear the generous garden enjoys a large paved patio with exterior lighting making this an ideal for outside entertaining. The remainder of the garden benefits from a large expanse of lawn and the attractive gardens have been thoughtfully planted with an array of colourful plants, shrubs and raised flower beds. In addition are three wooden garden sheds and a greenhouse with the garden as a whole being enclosed by fence and hedge boundaries.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon, Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

TENURE:

Freehold

VIEWING:

Via Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE: Solar panels are fitted to the roof which supply the hot water.

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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