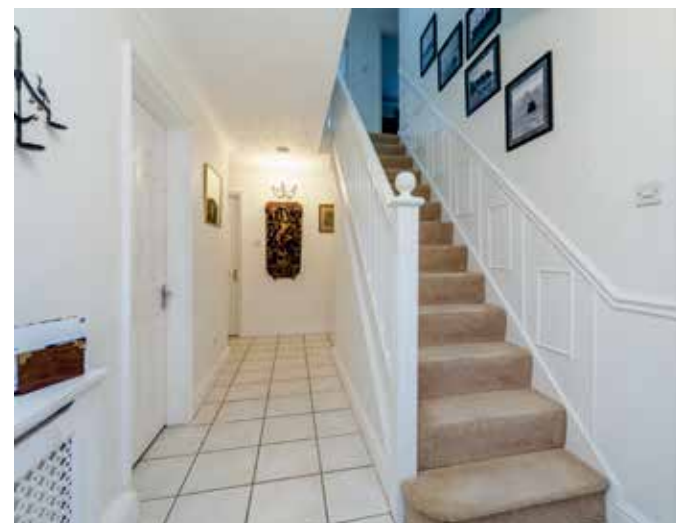




2 TWYFORDS, CROWBOROUGH, EAST SUSSEX, TN6 1YE

**MANSELL
McTAGGART**
Trusted since 1947



WIDE COVERED ENTRANCE: with outside courtesy lights, front door with glazed insert into **RECEPTION HALL:** leaded light UPVC double glazed window to front, radiator with decorative cover, staircase rising to the first-floor landing, tiled flooring, deep under-stairs storage cupboard, coved ceiling.

CLOAKROOM: comprising low level WC with concealed cistern, vanity unit with inset washbasin, part tiled walls, radiator, coved ceiling, leaded light opaque UPVC double glazed window to front, tiled flooring.

FAMILY ROOM: 15'7 x 14'1 leaded light UPVC double glazed windows overlooking the front of the property, radiator with decorative covers, wall light points, dado rail, coved ceiling.

SEPARATE DINING ROOM: 14'6 x 10'11 triple aspect room, UPVC double glazed windows overlooking both sides and rear of the property enjoying fine views across the gardens, radiator, coved ceiling.

SITTING ROOM: 20'3 x 13'6 a handsome double aspect room, leaded light UPVC double glazed window overlooking the front of the property, UPVC double glazed double doors with adjacent floor to ceiling side panels opening to the rear patio and garden, attractive fireplace with decorative surround, marble inserts and hearth, radiators, ceiling corning.

KITCHEN/BREAKFAST ROOM: 13'3 x 11'11 beautifully re-fitted with a bespoke range of units to eye and base level and comprising recessed double bowl ceramic sink unit with free standing chrome mixer tap, cupboards beneath. Adjoining granite work surfaces, inset five ring stainless steel Bosch gas hob with extractor over and deep pan drawers beneath, integrated Bosch dishwasher, built-in Bosch stainless steel double ovens with cupboards above and below, matching dresser style unit with

shelving, retractable dustbin store, granite uprights, UPVC double glazed window overlooking the rear gardens, radiator, tiled flooring, coved ceiling, recessed spotlighting, door giving access to the utility room.

UTILITY ROOM: comprising single bowl single drainer sink unit with mixer tap, cupboard and space and plumbing for domestic appliances beneath, adjoining work surfaces, wall mounted Baxi gas fired boiler, tiled surrounds, UPVC double glazed window overlooking the rear garden, UPVC door with double glazed insert opening to the side path and garden, hatch giving access to additional loft space, tiled flooring, integral door to garage.

From the reception hall, a staircase rises to the **PART GALLERIED FIRST-FLOOR LANDING:** hatch and ladder giving access to loft space, airing cupboard housing lagged hot water cylinder with slatted shelving over, coved ceiling.

PRINCIPAL BEDROOM: 13'2 x 11'11 UPVC double glazed window overlooking the rear gardens, extensive range of built-in wardrobes offering hanging and shelving space, radiator, coved ceiling, door into **EN-SUITE SHOWER ROOM:** re-fitted with a modern white suite and comprising fully tiled enclosed double width shower cubicle with wall mounted shower unit, washbasin with built-in units beneath, low level WC with concealed cistern, heated chrome ladder style towel rail, part tiled walls, opaque leaded light UPVC double glazed window to front, coved ceiling.

BEDROOM 2: 14'6 x 9'7 UPVC double glazed window overlooking the rear garden, radiator, coved ceiling.

BEDROOM 3: 10'7 x 10'3 leaded light UPVC double glazed window overlooking the front of the property, built-in wardrobe, radiator, coved ceiling.

BEDROOM 4: 9'11 x 9'8 UPVC double glazed window overlooking the rear garden, radiator, coved ceiling.

BEDROOM 5: 9'11 x 7'7 leaded light UPVC double glazed window overlooking the front of the property, twin built-in wardrobes, radiator, coved ceiling.

FAMILY BATH/SHOWER ROOM: comprising enclosed bath, chrome mixer tap, fully tiled enclosed shower cubicle with wall mounted shower unit, low level WC with concealed cistern, washbasin with cupboard under, part tiled walls, opaque leaded light UPVC double glazed window to front, radiator, coved ceiling.

OUTSIDE

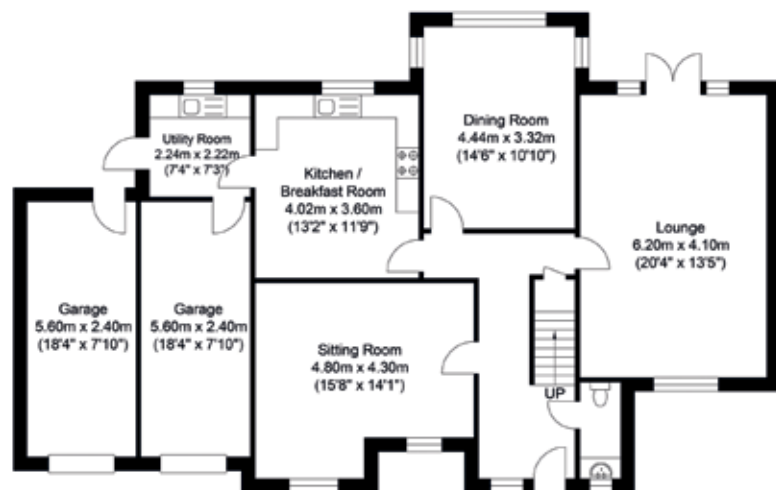
REAR GARDENS The rear gardens have been beautifully landscaped and enjoy a fine south-easterly aspect with a paved patio spanning the entire width of the rear of the house with the remainder laid predominately to lawn interspersed and flanked with numerous mature shrubs. To the far corners of the gardens there is a **TIMBER SHED** and a pleasant **PART GLAZED SUMMER HOUSE**, which enjoys a pleasant view back towards the main house. There is a further paved seating patio, the whole enclosed by close board fencing and natural hedging offering almost total seclusion. A side path and gate give access front to rear, water tap, outside lighting.

PRIVATE DRIVEWAY: providing parking for several vehicles and leading to the **TWIN SINGLE GARAGES** 18'5 x 8'1 and 18'7 x 9'1 twin up and over doors, power and light connected.

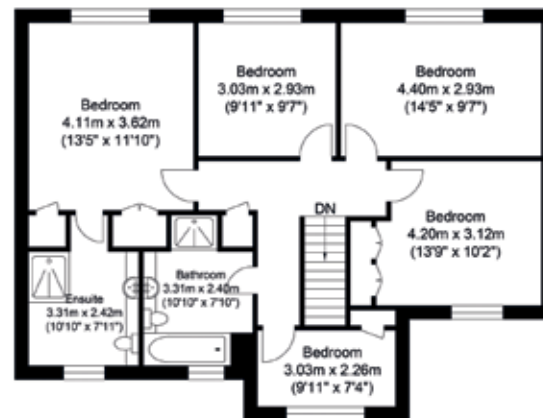
FRONT GARDEN: laid to lawn with a pathway leading to the covered entrance.



A modern and very well presented five bedroom (two bath/shower rooms) detached Berkley home with south-easterly facing gardens beautifully positioned at the end of a small and quiet cul-de-sac on the desirable southern outskirts of Crowborough. This fine home offers accommodation extending to almost 2,000 sq. ft. and has been recently updated and modernised to include a stunning re-fitted bespoke kitchen/breakfast room (Eridge Green Kitchens) with granite work surfaces and integrated double ovens, gas hob and dishwasher. The south-easterly facing rear gardens are a particular feature with a paved patio immediately adjoining the rear of the property the remainder laid to level lawn flanked by mature shrub beds the whole enclosed by close board fencing and natural hedging offering almost total seclusion. The spacious and well-arranged accommodation comprises in brief on the ground floor, a covered entrance a reception hall, a cloakroom, a good-sized family room, a modern re-fitted kitchen/breakfast room, a utility room, an impressive 20'3 x 13'6 double aspect drawing room with glazed double doors opening to the gardens and a separate dining room. From the reception hall, a staircase rises to the first-floor landing, a principal bedroom with built-in wardrobes and re-fitted en-suite shower room, four further bedrooms and a family bath/shower room. Outside to the front of the house there is a private driveway, which provides parking for several vehicles and leads to two single garages. There is an area of front garden laid to lawn interspersed with mature shrubs with a side path and gate giving access to the secluded rear gardens. In addition, there are solar panels. EPC Band C.



Ground Floor
Approximate Floor Area
1329.66 sq ft
(123.53 sq m)

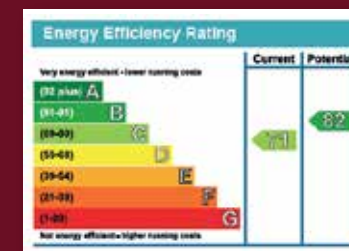


First Floor
Approximate Floor Area
894.48 sq ft
(83.10 sq m)

Approximate Gross Internal Area = 206.63 sq m / 2224.14 sq ft

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

LOCATION

The property is positioned at the end of this small, private cul-de-sac constructed in 1989 by Berkeley Homes and located on the desirable southern side of Crowborough within close proximity to the popular and famous Beacon golf course, and yet within easy reach of Crowborough town centre. Crowborough offers a good selection of shopping facilities with supermarkets, banks, individual shops and the area is well served with a wide selection of schooling for all age groups including a sixth form community college and highly regarded primary schools. In addition, the area offers good sporting facilities including Crowborough Leisure Centre and two golf courses and a dry ski slope. There are mainline rail services to London in approximately one hour at nearby Jarvis Brook or Eridge stations. The stunning 6,000 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie the Pooh books, is also within very close proximity offering numerous scenic walks and bridle paths. The Royal Spa town of Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal resorts of Eastbourne and City of Brighton can be reached by road in approximately one hour.



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