



HEATHER COTTAGE, SOUTHVIEW ROAD,  
CROWBOROUGH, EAST SUSSEX, TN6 1HJ

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



# MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

HEATHER COTTAGE, SOUTHVIEW ROAD, CROWBOROUGH, EAST SUSSEX, TN6 1HJ

STUNNING SITTING ROOM WITH SANDSTONE FIREPLACE AND WOOD BURNER \* LARGE SEPARATE DINING ROOM \* MODERN RE-FITTED KITCHEN WITH BUILT-IN OVEN AND HOB \* FIRST-FLOOR LANDING \* DOUBLE BEDROOM WITH LARGE SOUTH FACING ROOF TERRACE \* RE-FITTED FAMILY BATH/SHOWER ROOM \* FURTHER SECOND FLOOR DOUBLE BEDROOM \* GAS FIRED CENTRAL HEATING \* REPLACEMENT UPVC SASH STYLE DOUBLE GLAZED WINDOWS \* LOW MAINTENANCE FRONT GARDEN \* POPULAR CENTRAL LOCATION

PRICE: OIEO £275,000 FREEHOLD

A beautifully presented and significantly modernised two double bedroom character cottage with a stunning southerly facing roof terrace located in a highly desirable location within a short stroll of Crowborough town centre, a Marks and Spencer's Local and both primary and secondary schools. This fine home has been sympathetically updated in recent years to include a re-fitted kitchen with integrated oven and hob, a re-fitted bath/shower room and replacement UPVC double glazed sash style windows. Heather Cottage is believed to date from the 1920's and offers spacious accommodation comprising in brief on the ground floor, a sitting room with sandstone fireplace and recessed cast iron wood burning stove, a separate good sized dining room and a modern shaker style kitchen. From the sitting room, a staircase rises to the first-floor landing, a good-sized double bedroom with built-in cupboard and an adjoining southerly facing roof terrace which affords outstanding roof top views, a modern white family bath/shower room whilst the second floor provides an additional double aspect double bedroom. Outside, to the front of the house there is an area of front garden laid to low maintenance shrub bed with a paved pathway leading to the front door. EPC Band D.

Heather Cottage is pleasantly positioned on Southview Road yet within level walking distance of the Crowborough Beacon golf course, local schools, and a Marks & Spencer's Local. In addition, Crowborough town centre is also within a short stroll and 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 main line railway services to London in approximately 1 hour at nearby Crowborough and 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 linking with the neighbouring districts. The royal spa town of Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance of approximately 8 miles and the coastal resorts of Eastbourne and City of Brighton can be reached by road in approximately 1 hour.

Front door into SITTING ROOM: 11'1 x 11'1 UPVC double glazed sash style window overlooking the front of the property, handsome sandstone fireplace with recessed cast iron wood burning stove with brick hearth, exposed timbers, radiator, staircase rising to the first-floor landing, laminate flooring.

DINING ROOM: 13'1 x 9'2 UPVC double glazed sash style window overlooking the rear of the property, exposed timbers, twin built-in storage cupboards, attractive stone fireplace with timber mantle over, laminate flooring, radiator.

KITCHEN: 13'1 x 5'6 beautifully re-fitted with a modern range of shaker style units to eye and base level and comprising single bowl single drainer sink unit with chrome mixer tap, cupboard and space and plumbing for domestic appliance beneath. Adjoining work surfaces, inset four ring stainless steel gas hob with extractor over and oven beneath, further range of units to eye and base level, tall larder style unit, glazed display cupboards, tiled surrounds, recess for tall standing fridge/freezer, UPVC double glazed window to rear, tiled flooring, UPVC door with double glazed inserts opening to the rear path.

From the sitting room, a staircase rises to a FIRST-FLOOR LANDING: further door and staircase ascending to the second floor.

BEDROOM: 13'1 x 9'2 UPVC double glazed door opening to a stunning and private seating balcony, which affords a fine southerly outlook and is bound in part by timber trelliswork, built-in cupboards (one of which houses a wall mounted gas fired boiler), radiator.

BATH/SHOWER ROOM: 11'1 x 5'6 beautifully fitted with a modern white suite and comprising enclosed bath, chrome mixer tap, fully tiled surround, fully tiled enclosed double width shower cubicle with wall mounted shower unit, low level WC, vanity unit with inset washbasin and tiled splash back, heated chrome ladder style towel rail, opaque UPVC double glazed sash style window to front, recessed spotlighting.

From the first-floor landing, a door and staircase give access to the BEDROOM: 18'4 x 10'5 a fine double aspect room, large Velux window to rear enjoying far reaching southerly views, extensive eaves storage cupboards, UPVC double glazed window to front, radiator.

## OUTSIDE

Positioned to the front of the house there is a: area of low maintenance FRONT GARDEN: laid to a mature shrub bed with a central paved patio leading to the front door.



## VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

