



Whitehill Road, Crowborough, East Sussex, TN6 1JL

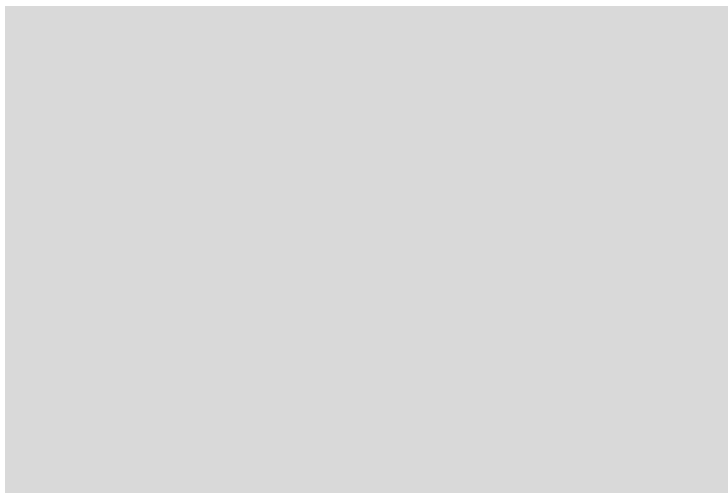
Offers in Excess of £575,000 Freehold

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



## *in brief...*

- Reception Hall
  - Family room
  - Bay fronted sitting room
  - Stunning garden room
  - Ground floor games room/potential annex
- Master bedroom with en-suite shower room
  - Guest bedroom -suite with en-suite WC
  - Two further bedrooms
  - Period Features
  - Attractive south facing rear gardens





## *in more detail...*

A beautifully updated and much improved 4/5 bedroom detached (3 bath/shower rooms) character home with south westerly facing gardens located in a popular location within a short walk to the town centre, a Marks and Spencer local and a pub. This impressive home offers well presented and spacious accommodation spanning three floors and extending to 1,944 sq ft. The south westerly facing rear gardens are a particular feature with a patio adjoining the rear of the house the remainder laid to lawn flanked by thick natural hedging. The accommodation comprises in brief on the ground floor an entrance porch, a large reception hall, a family room with double doors opening to a sheltered decked courtyard, a stunning bay fronted sitting room, a family room with wood burning stove, a kitchen, an impressive part brick constructed garden room, a bathroom, utility room and a vaulted games room (the games room, utility room and bathroom could be used as a self contains annex). From the reception hall a staircase rises to the first-floor landing, a bay fronted master bedroom with beautifully re-fitted en-suite shower room, 2 further good sized bedrooms and a family bathroom whilst the second floor provides a large guest bedroom with en-suite WC. Outside, the house is approached via an electronically gate on twin brick pillars which leads to a private driveway. EPC Band E.

## *worth bearing in mind...*

The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately one hour.



## *the location...*

The property is pleasantly positioned in a popular location offering convenient access to a regarded primary school, a general store and Crowborough town centre. The town centre offers a wide variety of shopping facilities with and selection of supermarkets, independent individual shops, and restaurants. The area is well served with a wide selection of schooling for all age groups with the house being within striking distance of Herne Junior school. Opposite the house is a bus stop which links with the neighbouring districts. 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 outdoor pursuits and scenic walks.

Please check google maps for exact distances and travel times  
(property postcode: TN6 1JL)

### Ground Floor

Approx. 118.7 sq. metres (1278.1 sq. feet)



**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947

**call:** Crowborough: 01892 662668  
**email:** [crow@mansellmctaggart.co.uk](mailto:crow@mansellmctaggart.co.uk)  
**web:** [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.