



CLAREMONT, CROWBOROUGH HILL

CROWBOROUGH - Offers Over £340,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Claremont, Crowborough Hill, Crowborough, TN6 2EG

Open Porch - Entrance Hall - Sitting Room - Inner Hallway
- Dining Room - Kitchen - Family Room/Sun Room - First
Floor Landing - Three Bedrooms - Family Bathroom -
Separate WC - Front & Rear Gardens - Off Road Parking

New to the market for the first time in 60 years, this extended and well presented period semi-detached family home is ideally located just moments from local amenities and a short walk to the mainline train station. Upon entering, the front door opens into a welcoming hallway that leads directly into a generously sized sitting room, featuring a traditional-style feature fireplace and a bay window to the front. Also accessible from the hallway is a spacious dining room, easily accommodating a large formal dining table. The traditional-style kitchen connects to a bright and airy family room/sunroom, enhanced by side windows and French doors that open out onto a patio and the well-kept rear garden. Upstairs, the home offers two exceptionally large double bedrooms, one of which presents the potential to add a small en-suite shower room, along with a third, smaller double bedroom. A family bathroom serves the bedrooms and is complemented by a separate WC. Externally, the property benefits from off-road parking for one vehicle. The rear garden is flat, beautifully maintained, and includes a patio area and garden shed. This period family home presents an excellent opportunity for a new family to renovate and personalise.

Open Porch:

Double glazed door opens into:

Entrance Hall:

Fitted carpet and door into:

Sitting Room:

Traditional style feature fireplace with brick hearth and mantle. Picture rail, wall lighting and bay window to front.

Inner Hallway:

Fitted carpet, radiator and under stairs cupboard housing electric consumer unit and electric meter.



Dining Room:

Brick feature fireplace with hearth and mantle. Fitted carpet, radiator, picture rail and window to the rear.

Kitchen:

Traditional range of high and low level units with roll top work surfaces incorporating a stainless steel sink. Appliance space for a freestanding oven, low level fridge and washing machine. Floor standing Gloworm boiler, space for breakfast table and pantry cupboard with shelving. Tile effect flooring, door to side with access to front and rear gardens.

Family Room/Sun Room:

Plenty of space for sitting and dining room furniture, fitted carpet, radiator, window to side and French doors open out to a paved patio and garden beyond.

First Floor Landing:

Large built-in storage cupboard, fitted carpet, radiator and hatch with ladder to a large part boarded loft.

Main Bedroom:

Potential to add a small shower room and currently comprising a corner wash hand basin with tiled splashback and the glass mirror above. Fitted carpet, two radiators, two windows to side offering far reaching treetop views and additional large picture window to rear overlooking the garden with woodland and far reaching views to the side.

Bedroom:

Triple fitted wardrobes, pull out drawer storage with fitted glass mirror and cupboards above. Picture rail, fitted carpet, radiator and two windows to front.

Bedroom:

Fitted carpet, radiator and window to rear.

Family Bathroom:

Panelled bath with wall mounted shower attachment and glass shower screen, pedestal wash hand basin, tiled splashback, mirror above and shaver point. Area of floating shelving, airing cupboard housing hot water tank with wooden slatted shelving, fitted carpet, radiator and part obscured window to the side.

Separate WC:

Low level WC, radiator, fitted carpet, part tiled walling and part obscured window to the side.



Outside Front:
Off road parking for one vehicle, outside tap and wooden gate to the side with access to the rear garden.

Outside Rear:
A beautifully kept flat, sunny rear garden which is mainly laid to lawn for easy maintenance accompanied by a selection of mature trees and shrubs, a paved patio and wooden garden shed with electrics, light and power points.

Tenure:
Freehold

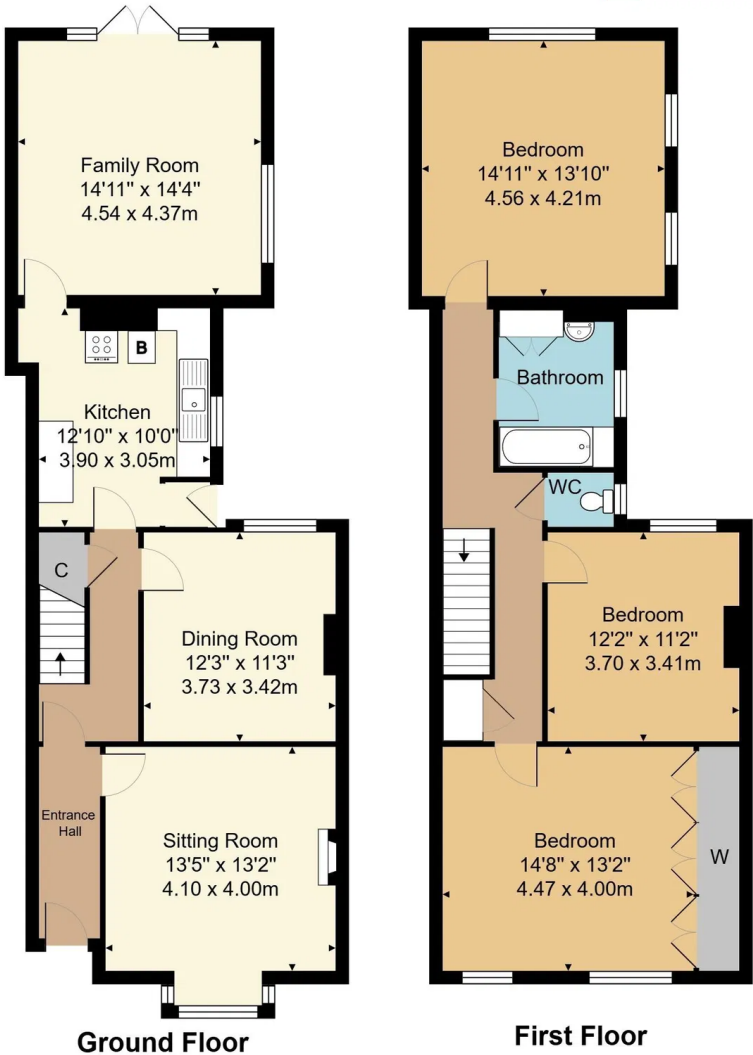
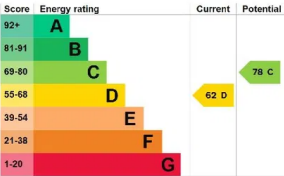
Council Tax Band:
C

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 & Drainage
Heating - Gas Heating

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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Approx. Gross Internal Area 1602 ft² ... 148.8 m²

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.