

BRIDGER WAY

CROWBOROUGH - £339,950

WOOD & PILCHER

Sales, Lettings, Land & New Homes

66 Bridger Way, Crowborough, TN6 2XW

Porch - Sitting/Dining Room - Kitchen - First Floor Landing - Two Double Bedrooms - Family Bathroom Front & Rear Gardens - Single Garage - Off Road Parking

Built in 1986, this extremely well presented semi-detached family home is situated in a cul-de-sac within a highly sought-after residential area. Access to the property is through a porch, ideal for storing coats and shoes, which leads directly into a welcoming sitting/dining room. This generous living space comfortably accommodates both sitting and dining furniture and feels bright and airy thanks to two large picture windows overlooking the front garden. A door from the sitting/dining room opens into a modern, high-gloss white kitchen, fitted with an oven and hob. The kitchen also provides direct access to the rear garden and the garage. Stairs from the sitting/dining room lead to the first floor, where there are two well-proportioned double bedrooms along with a family bathroom. Outside, the property benefits from beautifully maintained front and rear gardens featuring mature flower beds, shrubs, and bushes. A driveway provides off-road parking for two vehicles and leads to the garage, which is fitted with an electronically operated roller door.

Composite door into:

ENTRANCE PORCH:
Fitted carpet, windows to front and side and internal door opens into:

SITTING/DINING ROOM:
Plenty of space for sitting and dining room furniture, fitted carpet and two radiators. Under stairs storage cupboard, further cupboard housing electric consumer unit and two floor to ceiling windows overlooking the front garden.

KITCHEN:
A contemporary high gloss range of high and low level units with wooden roll top worksurface, stainless steel sink and mosaic tiled splashback. Appliances include a fan assisted oven and a four ring Induction hub with extractor fan above along with spaces for a tall fridge/freezer and washing machine. Additional high level unit housing the Worcester Bosch boiler, radiator, wood effect laminate flooring, window to rear and door providing access out to the rear garden and garage.







FIRST FLOOR LANDING:
Fitted carpet, smoke alarm and access to loft which is part boarded with a light.

BEDROOM:
Fitted carpet, radiator and two windows to front.

BEDROOM:
Double fitted wardrobe with glass fronted doors and a further fitted wardrobe cupboard. Fitted carpet, radiator and window overlooking the rear garden with far reaching rooftop views.

FAMILY BATHROOM:
Panelled bath with attractive traditional style mixer taps and handheld attachment, low-level wc, pedestal wash and basin and wall lighting. Cupboard housing the hot water tank with wooden slatted shelving, tiled flooring, fully tiled walling, radiator and obscured window to the side.

OUTSIDE FRONT:
A beautifully kept front garden being principally laid to lawn accompanied by flower bed borders to include Wild Primroses, Pieris and Roses. A driveway provides off-road parking for numerous vehicles that leads a single garage with a recently added roller door. A pathway to the side of the garage leads to the rear garden via a wooden gate.

OUTSIDE REAR:
Electric/gas metres and bin store area to side and the garage comprises concrete flooring, electrics, space for fridge or freezer, high level storage and external door access. The rear garden is predominately laid to a reseeded lawn together with some mature shrubs to include Hydrangeas, Mock Orange and Camelias. In addition is a patio with beautiful sandstone paving and a ramp which leads to the kitchen.

SITUATION:
Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes.







The area boasts and excellent range of schooling, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE:
Freehold

COUNCIL TAX BAND:
C

VIEWING:
By appointment with Wood & Pilcher Crowborough
01892 665666

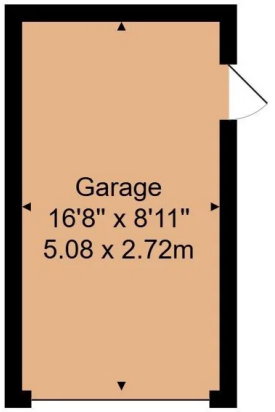
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

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.

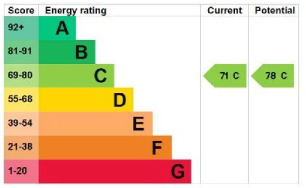
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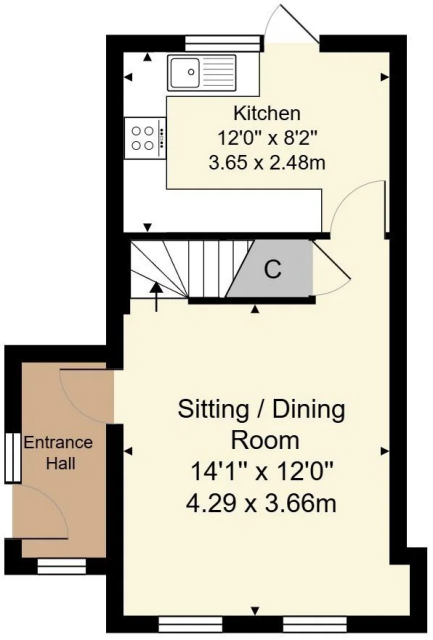
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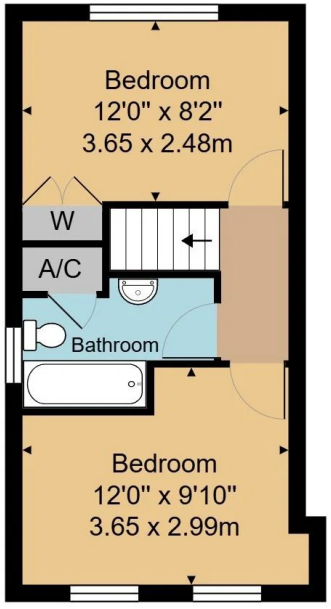
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Approx. Gross Internal Area
805 ft² ... 74.8 m²







Ground Floor **First Floor**

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.