



GREEN LANE

CROWBOROUGH - £525,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

Woodcote, Green Lane, Crowborough, TN6 2XB

Entrance Hall - Sitting Room - Kitchen/Diner - Three
Bedrooms - Study - Shower Room - Bathroom - Garage
Off Road Parking - Front & Rear Gardens

A fantastic opportunity to acquire this spacious detached chalet-style bungalow, ideally positioned in a sought-after residential location and offered to the market with no onward chain. The property offers well-proportioned accommodation, comprising three bedrooms, a generous sitting room, and a kitchen/diner overlooking the rear garden. The ground floor also benefits from a modern shower room, while the first floor provides a family bathroom and a useful study, perfect for those working from home. Externally, the property enjoys a driveway to the front providing off-road parking and access to a single garage. To the rear is a generous enclosed garden offering excellent potential for keen gardeners and outdoor entertaining. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Glass panelled uPVC front door through to:

ENTRANCE PORCH:

Coir entrance matting and glass panelled inner door opening into:

ENTRANCE HALL:

Carpet, radiator, wood panelling, stairs to first floor and door into:

SITTING ROOM:

Feature fireplace with stone surround and brick hearth. Beamed ceiling, two radiators, carpet as fitted and dual aspect with windows to front and side.

KITCHEN/DINER:

Fitted with a range of wall and base unit with worktops over and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap. Inset four ring gas cooker with extractor fan over and space for washing machine. Wall mounted Worcester Bosch gas boiler and heating controls. Timber glass door into:

LEAN-TO:

Dwarf brick walls and double glazed surrounds, quarry tiled floor, wall mounted electric smart meter and fuseboard. Timber back door which opens onto the side return.



BEDROOM:

Wardrobe cupboards, radiator, carpet as fitted and bay window to front.

BEDROOM:

Radiator, carpet as fitted and double doors opening onto rear patio.

DOWNSTAIRS SHOWER ROOM:

Enclosed shower cubicle, low level WC and vanity wash hand basin. Radiator, laminate flooring and window to rear.

FIRST FLOOR LANDING:

Eaves storage cupboard and Velux window.

BEDROOM:

Fitted wall units and triple wardrobe. Radiator, carpet as fitted and window to front.

STUDY:

Eaves storage cupboard, radiator, carpet as fitted and Velux window.

FAMILY BATHROOM:

Bidet, WC, panelled bath with tiled surrounds and shower attachment, pedestal wash hand basin. Mirrored wall, fully tiled walls, laminate flooring.

OUTSIDE FRONT:

Tarmacadam driveway providing off road parking. Steps to pea shingled area and stone steps with stone balustrades to front door. Front area of garden with large hedge providing privacy. Garage with up and over door. Iron gates lead to side access and in turn the rear garden.

OUTSIDE REAR:

Patio adjacent to the property. The main areas of garden are laid to lawn interspersed with beautiful plantings, of trees, plants and shrubbery. Timber door leads to an outside workshop.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest.



The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:
Freehold

COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 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 Fired Central 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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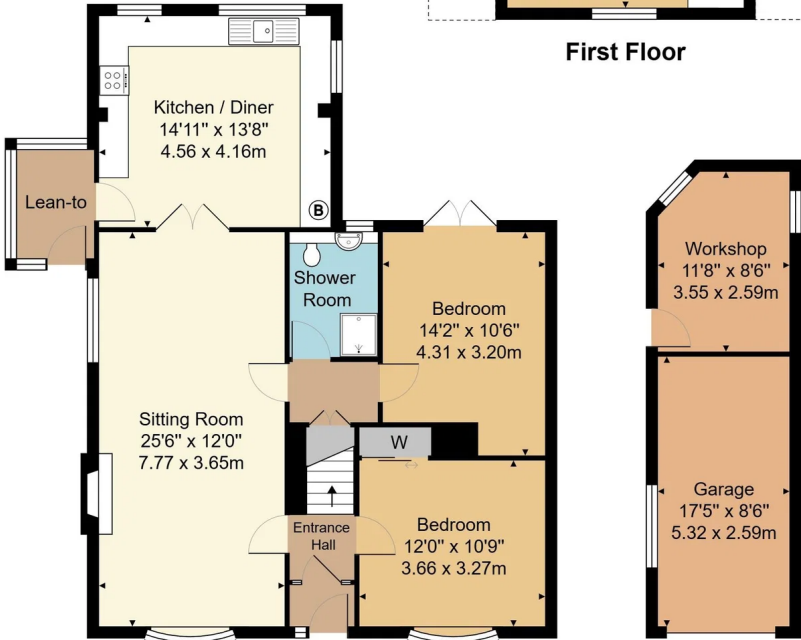
House Approx. Gross Internal Area
1375 sq. ft / 127.8 sq. m

Garage/W.shop Approx. Internal Area
246 sq. ft / 22.9 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground 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.