



**BROOKLANDS AVENUE**

**CROWBOROUGH - £399,950**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

9 Brooklands Avenue, Crowborough, TN6 3BP

Entrance Porch - Entrance Hall - Sitting Room  
Kitchen/Dining Room - Lean-To - Three Bedrooms  
Family Bathroom - Off Road Parking - Single Garage  
Front & Rear Gardens

Situated in this popular cul-de-sac location, this well-presented extended detached bungalow is offered to the market with no forward chain. The property features a welcoming sitting room and a bright and airy kitchen/dining room with direct access to the rear garden. There are two generously sized bedrooms, along with a further single bedroom and family bathroom. Further benefits include off-road parking via a private drive, a single garage and pleasant front and rear gardens.

Glass panelled front door opens into:

**ENTRANCE PORCH:**

Coir entrance matting, coats hanging area and glass panelled timber front door opening into:

**ENTRANCE HALL:**

Large cupboard housing hot water tank with shelving and further cupboard housing electric/gas meters and consumer unit. Carpet as fitted, radiator and loft access.

**SITTING ROOM:**

Feature fireplace incorporating an inset gas fire (not tested) with quarry tiled mantel and brick block surround. Carpet as fitted, radiator and window to front.

**KITCHEN/DINING ROOM:**

**Kitchen Area:**

Range of wall and base units with worktops/tiled splashback over incorporating a one and half bowl stainless steel sink with mixer tap. Appliances include eye-level twin ovens, gas hob, integrated dishwasher, fridge and freezer and space for washing machine. Radiator and vinyl flooring.

**Dining Area:**

Carpet as fitted, radiator and dual aspect with window to rear and French doors to rear patio.

**LEAN-TO:**

Ideal storage area and door to garden.



**BEDROOM:**

Fitted wardrobe cupboard, carpet as fitted, radiator and window to front.

**BEDROOM:**

Carpet as fitted, radiator and window to side.

**BEDROOM:**

Carpet as fitted, radiator and window to rear.

**BATHROOM:**

Panelled bath with integrated Aqualisa shower over and tiled surrounds, low level WC and vanity wash basin with storage under. Mirrored wall, tiled flooring, radiator and window to rear.

**OUTSIDE FRONT:**

Tarmacadam drive leading to a single garage with power, light and accessed via an up/over door. The remainder of the garden is laid to lawn.

**OUTSIDE REAR:**

A flagstone patio is located adjacent to the property, with an external water tap nearby. The remainder of the garden is laid to lawn and enclosed with fence boarding.

**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 an 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

VIEWINGS:  
By appointment with Wood & Pilcher Crowborough on  
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](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Central



Bungalow Approx. Gross Internal Area 900 sq. ft / 83.7 sq. m  
Garage Approx. Internal Area 133 sq. ft / 12.4 sq. m

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.

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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