



OSBORNE ROAD

CROWBOROUGH - GUIDE PRICE: £425,000 - £435,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Ferndell, Osborne Road, Crowborough TN6 2HN

Entrance Hall - Sitting Room - WC - Kitchen/Diner - Three Double Bedrooms - Family Bathroom - En Suite Shower Room - Front & Rear Gardens - Rear Garden Outbuilding On Street Parking

Offered to the market with no onward chain, this beautifully presented late Victorian, halls-adjointing semi-detached home has been recently renovated and is arranged over three floors. The property offers three generous double bedrooms and enjoys outstanding open countryside views to the front. Blending period character with contemporary design, the house has been meticulously upgraded throughout, including new central heating, plumbing, electrics, fitted carpets, and a stylish new bespoke kitchen and bathroom. Externally, the property benefits from both front and rear gardens, with on-street parking available.

Glass composite front door opening into:

Entrance Hall:

Stairs to first floor, understairs cupboard housing electric meters, carpet as fitted, column radiator and doors into:

Sitting Room:

Feature fireplace incorporating an inset Chesneys wood burning stove with oak mantel and granite hearth, ceiling cornicing with ceiling rose, carpet as fitted, radiator and box bay sash window to front with fitted blind.

Downstairs WC:

Dual flush low level wc, vanity wash basin with storage under, mirrored wall, radiator, wood laminate flooring, extractor fan and obscured window to side.

Kitchen/Diner:

Bespoke Burnhill kitchen featuring a range of wall, base and drawer units with Quartz worktops incorporating a twin Butler sink. Neff appliances include a five ring ceramic hob with extractor fan, eye level twin ovens and integrated appliances include a dishwasher, fridge, freezer and washer/dryer. Wood laminate flooring, column radiator, window to rear and composite glass panelled stable door to rear.

First Floor Galleried Landing:

Sash window to front with views across to Rotherfield Spire and doors to:



Bedroom:

Feature fireplace with wood mantel, marble cheeks and hearth. Radiator, carpet as fitted and double French doors open to a roof terrace with iron balustrade and views over countryside,

Bedroom

Cupboard housing Viessman newly fitted boiler, radiator, carpet as fitted, window to side and sash window to rear overlooking the garden.

Family Bathroom:

Tiled cubicle with integrated shower and attachment, wood panelled bath with shower attachment over, dual flush low level wc and vanity wash basin with storage under. Chrome heated radiator with column inset, mirrored cupboard, wood laminate flooring, part tiled walling, extractor fan and obscured sash window to rear.

Second Floor:**Bedroom:**

Eaves storage cupboard, column radiator, carpet as fitted, window to rear overlooking garden and door into:

En Suite Shower Room:

Tiled cubicle with integrated shower and attachment, dual flush low level wc and vanity wash basin with storage under. Chrome heated column, mirrored wall, radiator, extractor fan and wood laminate flooring.

Outside Front:

Picket fence with gate and pathway to front entrance with a selection of planting.

Outside Rear:

Indian sandstone patio adjacent to the property with the remainder of the garden being laid to lawn and with a brick outbuilding.

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.

Tenure:
Freehold

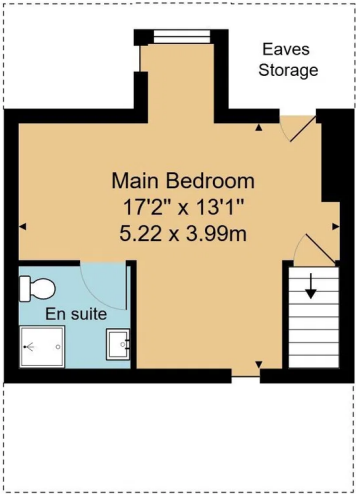
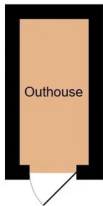
Council Tax Band:
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Viewing:
By appointment with Wood & Pilcher Crowborough
01892 665666

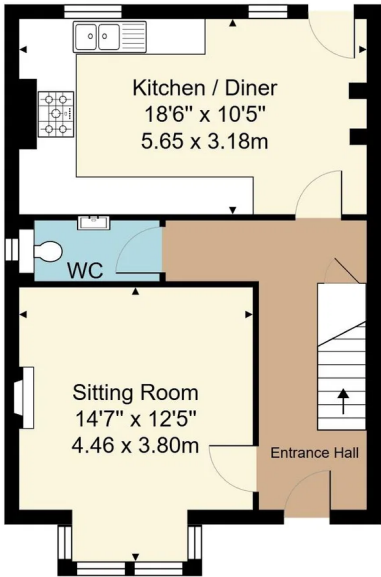
Additional Information:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

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.

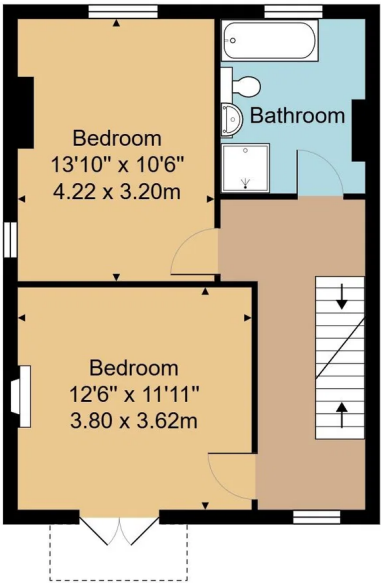
Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED
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www.woodandpilcher.co.uk



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1227 ft² ... 114.0 m² (excluding outhouse)

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.