

LINKS CLOSE

CROWBOROUGH - £899,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

6 Links Close, Crowborough, TN6 1QW

Covered Entrance Porch - Entrance Hall - Downstairs Cloakroom - Sitting Room - Family Room - Dining Room Kitchen/Breakfast Room - Utility Room - Store Room First Floor Landing - Four Bedrooms - En Suite Shower Room - Bathroom - Attractive Front & Rear Gardens Driveway Parking

Situated at the end of a peaceful cul-de-sac in the highly desirable Warren area of Crowborough, this beautifully presented Neo-Georgian detached four-bedroom home has been thoughtfully extended and remodelled to a high standard by the current owners. The open-plan kitchen/breakfast room, complete with a utility room and pantry, flows seamlessly into the dining room and provides easy access to the rear patio and garden beyond. The ground floor also offers two additional reception rooms, including a dual-aspect sitting room, as well as a convenient downstairs cloakroom accessed from the welcoming entrance hall. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with en suite facilities, along with a separate family bathroom. Externally, the property boasts well-maintained front and rear gardens, with a generous patio and lawned area to the rear. A long driveway to the front provides ample off-road parking. This is an exceptional home in a sought-after location and early viewing is highly recommended.

COVERED ENTRANCE PORCH:
Exterior light and double timber doors opening into:

ENTRANCE HALL:
Stairs to first floor, under stair storage cupboard, two column radiators and laminate flooring.

DOWNSTAIRS CLOAKROOM:
Dual flush low level, WC and vanity wash basin. Radiator, part panelled walling, mirrored wall, laminate flooring and obscured window to side.

SITTING ROOM:
Feature fireplace incorporating an iron basket, marble hearth with surround and a wooden mantel. Laminate flooring, two column radiators, bay window to front and large sliding patio doors opening onto the rear patio.









FAMILY ROOM:
Floor to ceiling units to one wall, laminate flooring, column radiator and window to front.

DINING ROOM:
Laminate flooring, column radiator and sliding patio doors open onto the rear patio.

KITCHEN/BREAKFAST ROOM:
An impressive kitchen featuring a range of wall and base units with ?stone worktops/upstands over incorporating an inset one and half bowl stainless steel sink with swan neck vegetable washer. Appliances include twin ovens with ceramic hob over and extractor fan above, an integrated dishwasher and space for a fridge/freezer. Large centre island with wooden worktops over, wine store area, built in microwave and pan drawer storage. Double doors open to a large pantry area with a range of wall and base units with shelving, cupboard housing Worcester Bosch gas boiler, tiled flooring and window to rear garden.

UTILITY ROOM:
Range of wall and base units with worktops over incorporating a stainless steel sink with space for washing machine and tumble dryer. Chrome heated towel rail, cupboard housing solar meter and inverter and door access to a storage room with up/over door to front.

FIRST FLOOR LANDING:
Airing cupboard housing hot water tank with shelving, laminate flooring and access to loft.

MAIN BEDROOM:
Laminate flooring, radiator, window to front and door into:

EN SUITE SHOWER ROOM:
Large walk-in enclosure with rainfall showerhead, separate shower attachment and tiled surrounds. Dual flush low level WC and vanity wash basin. Chrome heated towel rail, tiled flooring, part panelled walling and window to front.

BEDROOM:
Built-in wardrobe cupboards, laminate flooring, radiator and window to front.

BEDROOM:
Built-in wardrobe cupboards, fitted carpet, radiator and window overlooking the rear garden.

BEDROOM:
Currently used as a dressing room with laminate flooring, radiator and window overlooking the rear garden.

BATHROOM:
Panelled bath with tiled surrounds, Aqualisa thermostatic shower, rainfall showerhead and separate shower attachment. Dual flush low level WC, vanity wash basin with storage below, chrome heated towel rail, tiled flooring and obscured window to rear.

OUTSIDE:
Long sweeping gravel driveway provides off road parking for several vehicles with the remainder of the area of garden being predominately laid to lawn accompanied by areas of attractive planting. Side access via a timber gate leads to the rear garden enjoying a southerly aspect featuring a large wrap around patio adjacent to the property providing generous seating areas for outside entertaining. The remainder of the garden is principally laid to lawn. In addition is a gravelled area housing a greenhouse, timber summerhouse, garden shed and areas of raised beds. To the rear of the garden is a screened compost area.

To the rear elevation of the roof are solar panels generating power.

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:
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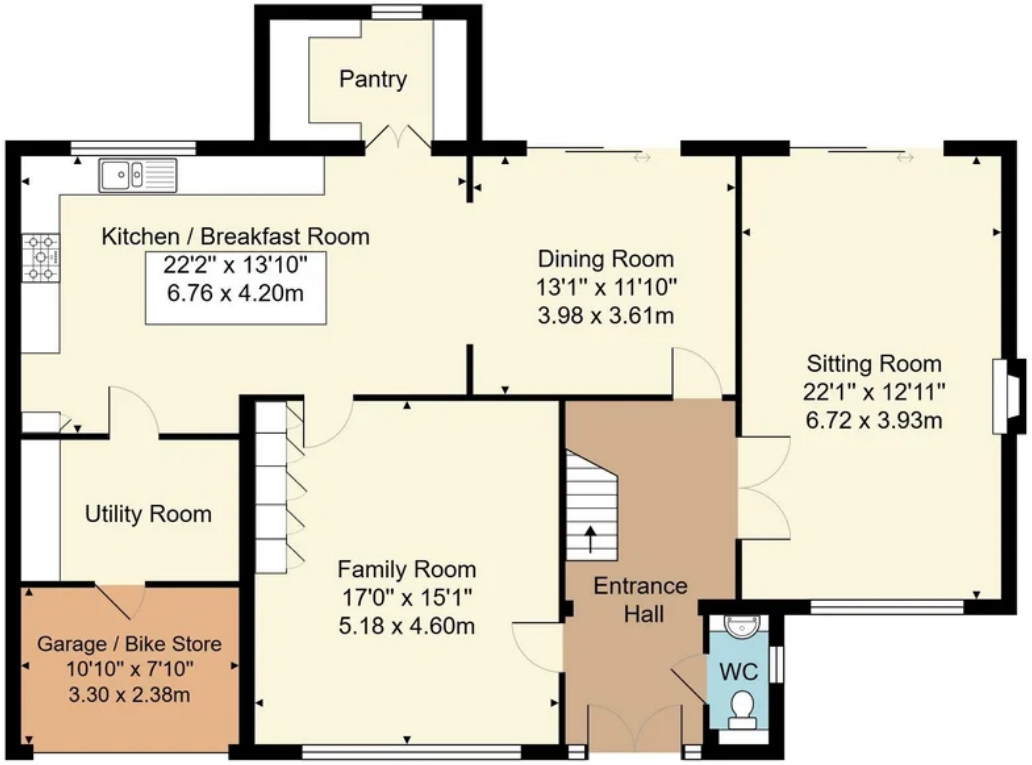
VIEWING:
By appointment with Wood & Pilcher Crowborough
01892 665666

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

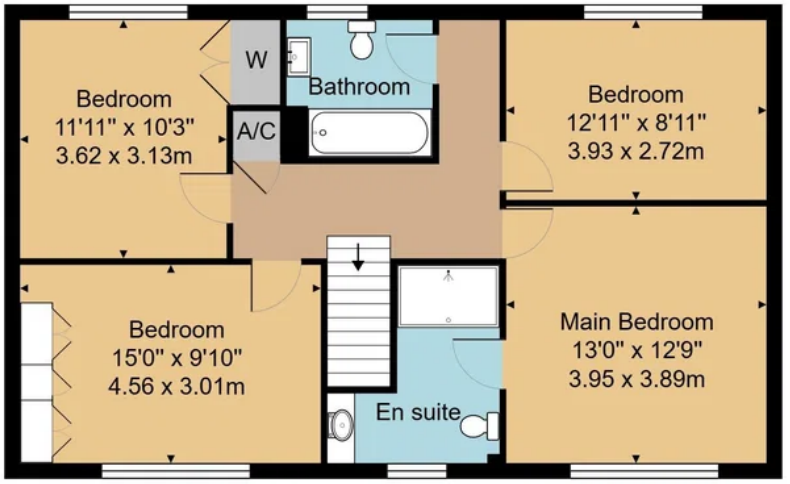








Ground Floor



First Floor



Approx. Gross Internal Area 2225 ft² ... 206.7 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.

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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