



SOUTHVIEW ROAD
CROWBOROUGH - £899,995



Gabriel Place, Southview Road, Crowborough

Entrance Hall - Inner Hallway - Open Plan Kitchen/Living Room - Snug - Utility Room - Cloakroom - Galleried First Floor Landing - Main Bedroom With Walk-In Wardrobe & En Suite Bathroom - Further Double Bedroom With En Suite Shower Room - Second Floor Double Bedroom Shower Room - Off Road Parking - Southerly Facing Rear Garden & Patio

Discover modern family living in this brand-new detached home, thoughtfully designed and beautifully finished throughout. Flooded with natural light and arranged over three spacious floors, this property blends contemporary style with practical comfort in an idyllic setting.

At the heart of the home is a stunning open-plan kitchen and living area, featuring a bespoke Roma Interiors kitchen complete with premium Neff appliances. Two sets of bifold doors open seamlessly onto the rear patio, creating a perfect flow for indoor/outdoor entertaining. An inviting snug, offers additional flexible living space. The ground floor also includes a welcoming entrance hall, inner lobby, utility room, and a convenient cloakroom.

The first floor hosts two beautifully appointed bedrooms, both enjoying far-reaching views of the South Downs. The generous main bedroom features a walk-in wardrobe and elegant en suite bathroom, while the second bedroom also benefits from its own en suite shower room.

On the second floor, a further double bedroom enjoys elevated South Downs views and is served by an independent shower room, ideal for guests, older children, or a peaceful home office.

Modern comforts include underfloor heating across the ground and first floors, powered efficiently by an air source heat pump.

Outside, the home offers excellent kerb appeal with ample off-road parking and an EV charging point. The southerly facing rear garden boasts a generous patio for alfresco dining and a stretch of lawn for family enjoyment.





Virtually Staged

Composite front door opens into:

ENTRANCE HALL:

Herringbone wood effect flooring and stairs to first floor.

INNER HALLWAY:

Continuation of Herringbone wood effect flooring and an understairs cupboard housing underfloor heating manifolds.

OPEN PLAN KITCHEN & LIVING ROOM:

Kitchen Area:

Bespoke kitchen by Roma Interiors featuring a range of wall, base and drawer units with Quartz worktops/upstands over incorporating a Blanco composite sink with swan mixer tap. Neff integrated appliances include a 5-ring induction hob with extractor fan over, hide/slide fan assisted oven with conventional oven above, dishwasher and two fridge/freezers. In addition is a centre island with Quartz worktop over, storage below and a breakfast bar area for additional seating. Herringbone wood effect flooring with underfloor heating and bifold doors opening to rear patio and garden beyond.

Living Room Area:

Space for dining furniture and sofa seating, pelmet lighting, Herringbone wood effect flooring with underfloor heating and bifold doors out to rear patio and garden beyond.

SNUG:

Pelmet lighting, Herringbone wood effect flooring with underfloor heating and a window.

UTILITY ROOM:

Range of wall and base units with worksurfaces over incorporating a stainless steel sink with mixer tap. Neff integrated washing machine with cupboard over housing the consumer unit. Herringbone wood effect flooring and an external door.

DOWNSTAIRS CLOAKROOM:

Porcelanosa unit incorporating a dual flush wc, vanity wash hand basin with waterflow tap and storage under. Part tiled walling, Herringbone wood effect flooring, extractor fan and a window.

GALLERIED FIRST FLOOR LANDING:

Large feature window, modern chandelier style lighting and cupboard housing underfloor heating manifolds.

BEDROOM:

Large window with views towards the South Downs, fitted carpet with underfloor heating, additional window and doors into:

WALK-IN WARDROBE:

Fitted carpet with underfloor heating and a window.

EN SUITE BATHROOM:

Panelled bath with side taps, extra shower attachment and tiled surrounds, large tiled cubicle with rainfall showerhead and separate shower attachment, Porcelanosa dual flush wc and a vanity wash basin with storage under. Chrome heated towel rail, tiled flooring with underfloor heating and an obscured window.

BEDROOM:

Fitted carpet with underfloor heating, a dressing area, large window with views across to the South Downs and door into:

EN SUITE SHOWER ROOM:

Walk-in tiled cubicle with rainfall showerhead and separate shower attachment, low level dual flush wc, Porcelanosa vanity sink with water flow tap and storage under. Chrome heated towel rail, tiled flooring with underfloor heating, extractor fan and an obscured window.

GALLERIED HALF LANDING:

Window with views towards the South Downs and doors into:

BEDROOM:

Two radiators, fitted carpet and two windows, one with views.

BATHROOM:

Tiled walk-in double cubicle with rainfall showerhead and separate shower head. Vanity wash hand basin with water flow tap and storage under and Porcelanosa dual flush wc. Chrome heated towel rail, extractor fan and Velux roof window.

OUTSIDE FRONT:

Gravelled area providing off road parking for several vehicles and side access to rear garden.

OUTSIDE REAR:

Benefiting from a southerly aspect and enjoying a generous patio with the remainder of the garden being laid to lawn accompanied by a selection of trees and hedging.

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:
To be confirmed

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 & Electricity
Heating - Air Source Heat Pump
Private Drainage - Klargester

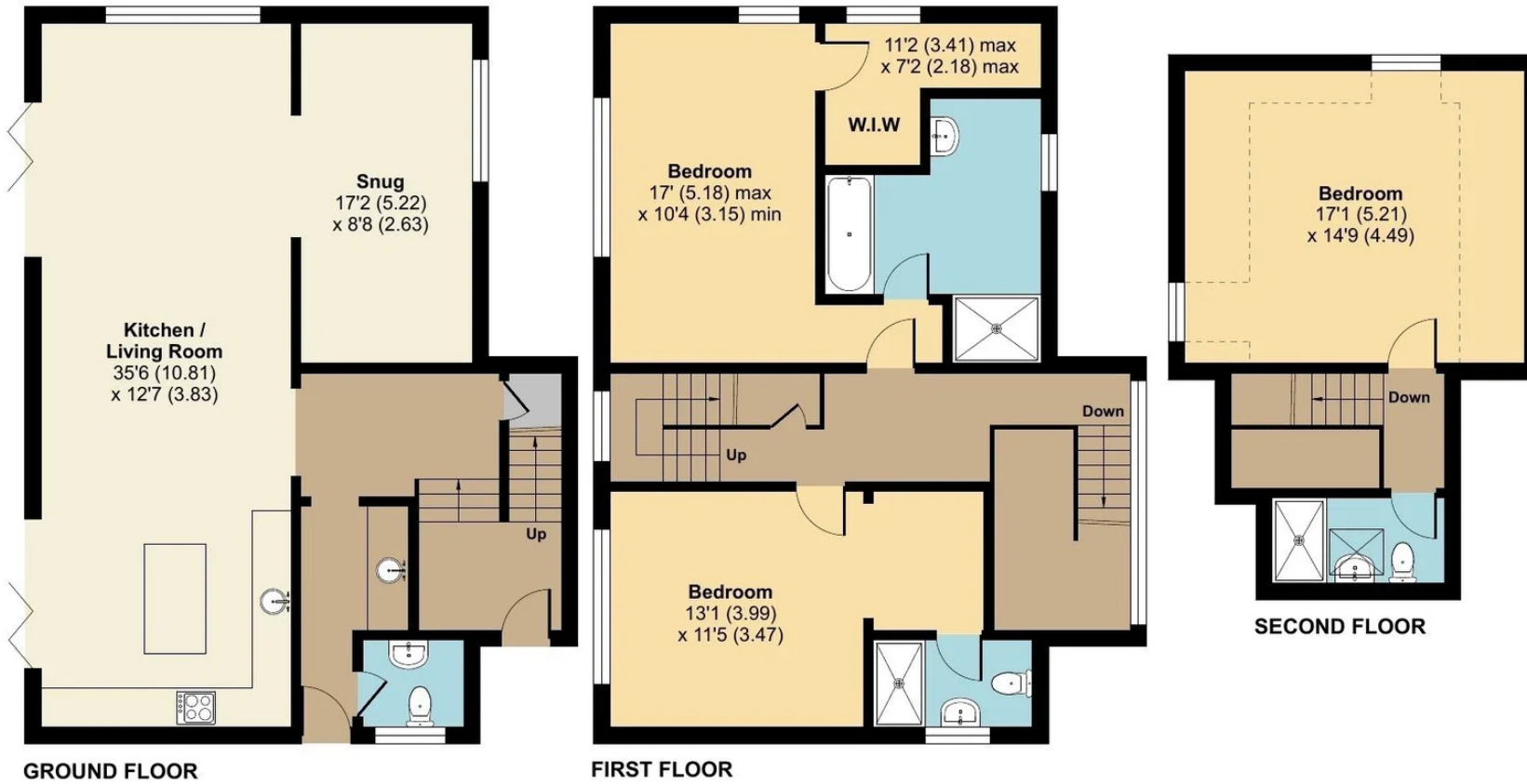
AGENTS NOTE:
Some of these photographs include virtual staging to help illustrate potential furniture placement and décor. No freestanding furniture or accessories shown in the virtually staged photos are present. Buyers should rely on their own inspection of the property and not the virtual imagery for condition or included items.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Denotes restricted head height

Approximate Area = 1913 sq ft / 177.7 sq m
 Limited Use Area(s) = 98 sq ft / 9.1 sq m
 Total = 2011 sq ft / 186.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Wood & Pilcher. REF: 1342655

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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