



STARFIELD

CROWBOROUGH - £575,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

14 Starfield, Crowborough, TN6 1US

Entrance Hall - WC - Utility Room - Sitting Room - Dining Room - Conservatory - Kitchen - Four Bedrooms - En Suite Shower Room - Family Shower Room - Off Road Parking - Single Garage - Front & Rear Gardens

This well-presented detached family house is located within a sought-after gated development and benefits from off-road parking, a single garage, and a private rear garden. The ground floor comprises an entrance hall with WC and utility room, a spacious sitting room, dining room, conservatory, and a generous kitchen with integrated oven and direct access to the rear garden. Upstairs, the main bedroom features built-in wardrobes and an en suite shower room, alongside three additional bedrooms and a family shower room.

Entrance Hall:

Laminate wood flooring, radiator, smoke alarm and stairs to first floor.

WC:

Low-level wc with cupboards and wooden worktop over and a wash basin. Wood laminate flooring and obscured window to side.

Utility Room:

Low level units with worktop over, sink and drainer and space for washing machine and dryer. Wall mounted boiler, tiled flooring and window to the side.

Sitting Room:

Feature gas fireplace with marble effect surround and wooden mantel. Radiator, fitted carpet and large window to front.

Dining Room:

Radiator and fitted carpet.

Conservatory:

Half brick built with ceiling light/fan and double patio doors to rear patio.

Kitchen:

Range of high and low level units with worktop over incorporating a one and half bowl sink with drainer. Appliances include an integrated electric oven and hob, integrated high level microwave, space for dishwasher and freestanding fridge freezer.



Additional range of cupboards, understairs cupboard and space for small dining table. Tiled flooring, radiator, window to side and sliding patio doors to rear garden.

First Floor Landing:

Airing cupboard housing water tank with shelving. Fitted carpet and loft access.

Bedroom:

Storage cupboard with a combination of shelving, drawer storage and hanging space. Fitted carpet radiator, large window to front and door into:

En Suite Shower Room:

Tiled cubicle with electric shower, low level wc and pedestal wash basin. Wall mounted cabinet, wood laminate flooring and obscured window to front.

Bedroom:

Fitted carpet, radiator and large window to front.

Bedroom:

Fitted carpet, radiator and window to side.

Bedroom:

Built in wardrobe, fitted carpet, radiator and window to side.

Shower Room:

Large tiled walk in cubicle with Aqualisa shower and wash basin. Wall mounted cabinet, wood laminate flooring, radiator and obscured window to rear.

Outside Front:

Block paved driveway providing off road parking and a single garage with a door to rear garden. In addition are a a selection of mature shrubs and hedges.

Outside Rear:

Sandstone patio with side access to rear garden, wooden shed and area laid to lawn with a selection of mature shrubs and planting.

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.

Council Tax Band:

F

Tenure:

Freehold

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
- Rights and Easements - Annual charge of £250.00 for maintenance of the private road

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.

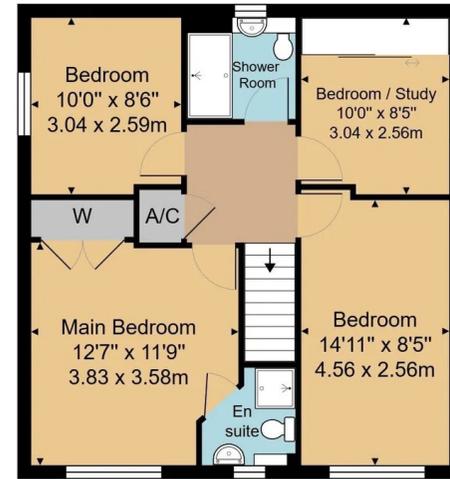
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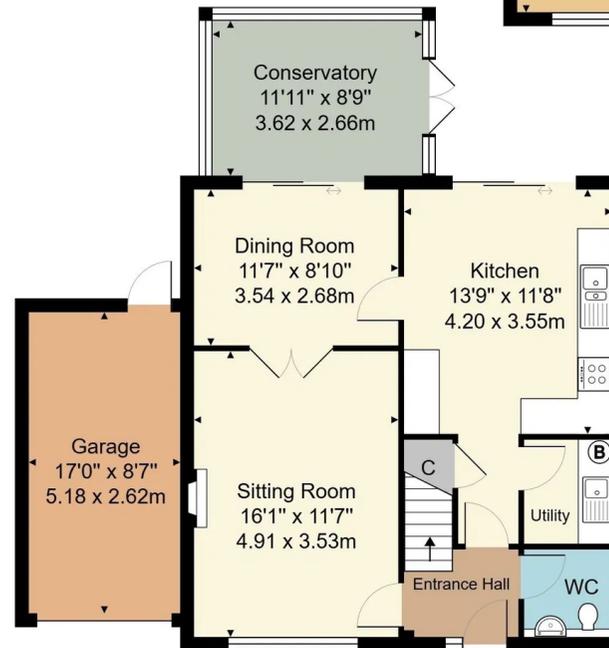


House Approx. Gross Internal Area
1310 sq. ft / 121.7 sq.m

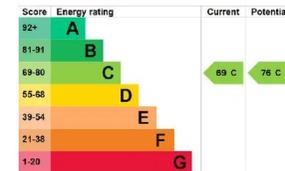
Approx. Gross Internal Area
(Incl. Garage)
1469 sq. ft / 136.5 sq. m



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.