



**ELIM COURT GARDENS**  
CROWBOROUGH - Offers Over £450,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

18 Elim Court Gardens, Crowborough, TN6 1BS

Internal Porch - Entrance Hall - Sitting Room - Dining Room - Kitchen - Two Downstairs Bedrooms - Downstairs Shower Room - First Floor Landing - Three Further Bedrooms - Dressing Room - Family Bathroom - Detached Double Garage - Off Road Parking - Mature Front & Rear Gardens

A recently updated and well presented chain-free detached house, tucked away at the end of a quiet cul-de-sac in a sought-after residential area. The property features an internal porch, suitable for hanging coats, which leads through an archway into a welcoming entrance hall. The spacious sitting room boasts a charming marble fireplace, and has been freshly decorated and has new carpets. The dining room comfortably accommodates a large dining table and has also been freshly decorated. The well-appointed kitchen has space for a range of standard appliances and enjoys a lovely outlook through a large window over the rear garden and also direct access down some steps to the rear garden. The kitchen has been freshly decorated with newly installed spot lighting. The ground floor offers two generous bedrooms and a modern family shower room. Upstairs, the first floor was formerly used as an annex, offering fantastic flexibility to adapt the space to your needs. It comprises two double bedrooms, one of which connects to a third single bedroom or potential dressing room and with a further separate room, also with potential as an en-suite or dressing room. Outside, the property benefits from beautifully maintained mature gardens to front and rear. off road parking and access to a double garage. This property offers an excellent opportunity for growing families requiring a home with versatility throughout.

Shallow steps lead to the double glazed front door opening into:

**INTERNAL PORCH:** Space for hanging coats, fitted carpet, obscured windows to front and side and archway leads into:

**ENTRANCE HALL:** Large storage cupboard with shelving, cupboard housing the electric and gas meter with shelving, fitted carpet and a smoke alarm.



**SITTING ROOM:** Attractive feature gas fire with marble hearth, cheeks and mantle. Fitted carpet, three radiators and large picture window to front.

**DINING ROOM:** Plenty of room for a large dining table and chairs, fitted carpet, radiator and window overlooking front garden.

**KITCHEN:** A traditional style kitchen fitted with a range of high and low level wooden units with feature lighting, roll top work surfaces, breakfast bar with seating underneath and a double stainless steel sink with swan mixer tap. Space for free standing appliances. Ideal Mexico HE 18 floor standing boiler, fitted carpet, part tiled walling, window with fitted blinds overlooking the garden and double glazed stable door to the side with access to the rear garden and garage.

**BEDROOM:** Fitted carpet, radiator and window overlooking the front garden.

**BEDROOM:** Fitted carpet, radiator and window to rear.

**FAMILY SHOWER ROOM:** Fully tiled walk-in cubicle with a recently installed Mira shower, low level wc and wash hand basin set into a large vanity unit with shelving, mirror and lighting above. Airing cupboard housing hot water tank with wooden slatted shelving, recently laid wood effect vinyl flooring, radiator and obscured window to rear with fitted blind.

**FIRST FLOOR LANDING:** Large walk-in cupboard and a large fully boarded eaves cupboard.

**BEDROOM:** A dual aspect bedroom with a large walk-in cupboard with hanging rail, fitted wardrobe with hanging rail, fitted carpet, radiator and windows to front and rear with fabulous far reaching views to the side.

**BEDROOM:** Fitted carpet, radiator, large picture window to front with fabulous views to side, door to a potential dressing room and door open into an interconnecting bedroom.

**BEDROOM:** Fitted carpet, radiator and large picture window overlooking rear garden.



**FAMILY BATHROOM:** Panelled bath with recently installed wall mounted Mira shower over, low level wc and pedestal wash hand basin. Fitted carpet, radiator, fully tiled walling and obscured window to rear with fitted blind.

**OUTSIDE FRONT:** Large gravel driveway provides off-road parking for numerous vehicles and a beautifully maintained mature raised garden features flower bed borders and established plants to include Rhododendrons, Azaleas, Camellia's and Acers. A pathway leads up to a corner summer house which has fabulous far reaching views towards the Ashdown Forest.

**GARAGE:** Recently installed key fob operated doors provide access into the double garage with nonslip flooring, access to a large under house storage cellar, gas meter, inside water tap, floating shelving, electric strip lighting and door to the rear gives access to the garden.

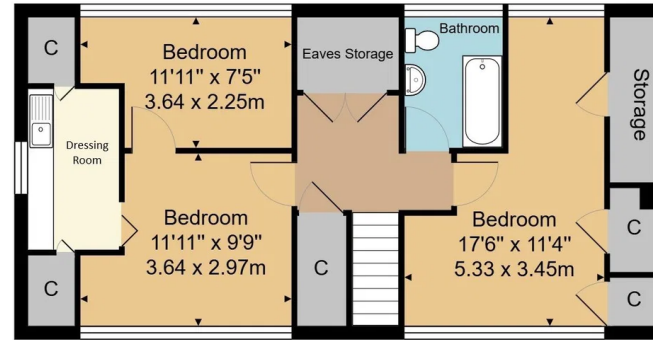
**OUTSIDE REAR:** Private rear garden is mainly laid to lawn with a selection of flower bed borders, mature trees, patio area and a wooden shed.

**COUNCIL TAX BAND:** E

**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](http://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.



**First Floor**



**Ground Floor**

House Approx. Gross Internal Area  
1513 sq. ft / 140.6 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
1759 sq. ft / 163.4 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.



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Beacon Road, Crowborough,  
East Sussex, TN6 1AL  
Tel: 01892 665666

Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH &  
ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

