

ERIDGE DRIVE

CROWBOROUGH - GUIDE PRICE: £310,000 - £320,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

36 Eridge Drive, Crowborough, TN6 2TJ

Entrance Hall - Kitchen - Sitting/Dining Room - Two Bedrooms - Family Bathroom - Rear Garden
Allocated Parking Space

A chain-free, two bedroom mid terrace family house, ideally located in a sought-after residential area within walking distance of the main town centre. Situated at the end of a quiet cul-de-sac, the property benefits from an allocated parking space. Entry is via an open porch with a double glazed door leading into a welcoming hallway. From here, you are guided into a bright and spacious sitting/dining room, offering ample space for both lounge and dining furniture, with direct access to the rear garden. The kitchen, positioned at the front of the property, comes with some of the usual appliances. Upstairs, there are two well proportioned bedrooms. The main bedroom, located at the rear, enjoys lovely views, while the family bathroom is conveniently situated between both bedrooms. This property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize, and would make a delightful home.

OPEN PORCH:
Quarry tiled flooring, outside light, large storage cupboard housing electric consumer unit and gas/electric meters and double glazed door opens into:

ENTRANCE HALL:
Wood effect laminate flooring, smoke alarm, radiator and door into:

KITCHEN:
Range of high and low level units with black granite effect roll top worksurfaces, tiled splashback and a stainless steel sink with mixer tap. Fan assisted oven with grill, 4-ring gas hob and separate spaces for a washing machine and tall fridge/freezer. Worcester Bosch boiler (installed in 2020), tile effect vinyl flooring, electric strip lighting and window to front.

OPEN PLAN SITTING/DINING ROOM:
Sitting Room Area:
Plenty of space for sofa seating, wood effect laminate flooring, radiator, window to rear and door opening to the rear garden.







Dining Room Area:
Ample space for dining furniture, wood effect laminate flooring, radiator and large under stairs storage cupboard.

FIRST FLOOR LANDING:
Airing cupboard housing hot water tank with wooden slatted shelving, fitted carpet, smoke alarm and hatch to part boarded loft.

BEDROOM:
Triple part glass fronted wardrobe, fitted carpet, radiator and window to rear with pretty views.

BEDROOM:
Fitted carpet, radiator and window to front.

FAMILY BATHROOM:
Panelled bath with mixer tap, separate attachment and glass shower screen, low level wc, pedestal wash hand basin with mirror above, tiled flooring, part tiled walling and extractor fan.

OUTSIDE FRONT:
Allocated off road parking space and an area of garden laid to lawn with a small path to the main front door.

OUTSIDE REAR:
Brick paved patio leads to an area of garden principally laid to lawn with raised flower bed borders, mature trees and plants and a small wooden shed.

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 excellent state and private schools for both junior and secondary levels, 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:
C

VIEWING:
By appointment with Wood & Pilcher Crowborough
01892 665666

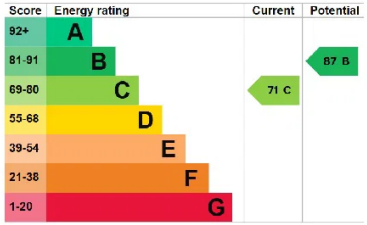
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Heating
Private Road Charge - Four properties with each owner responsible for their area of the private drive.

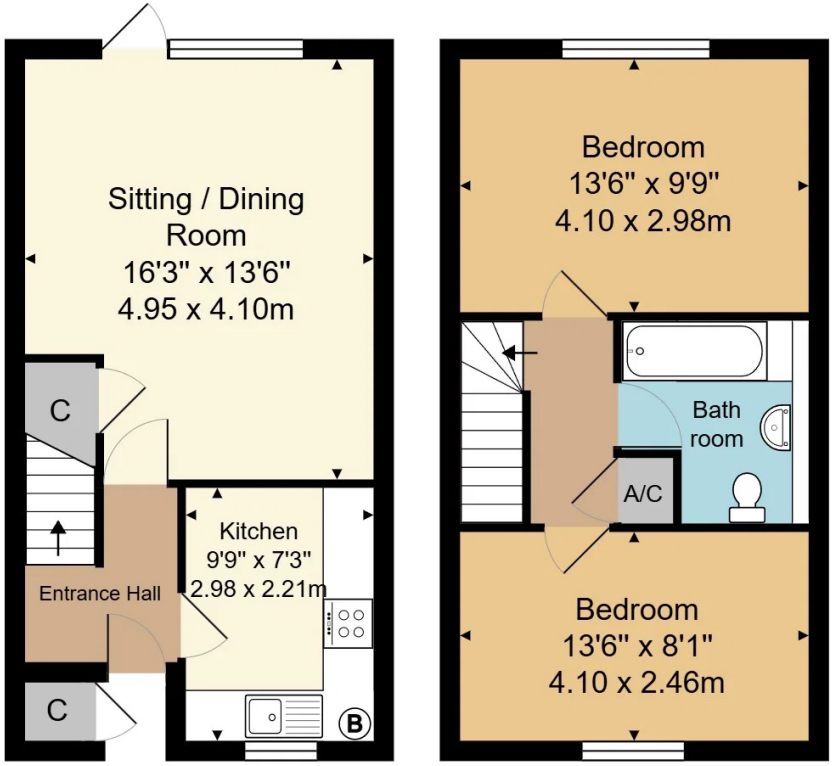
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

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

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK





Ground Floor **First Floor**

Approx. Gross Internal Area 698 ft² ... 64.8 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.