



ROSEHILL GARDENS, CROWBOROUGH HILL

CROWBOROUGH - £450,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

6, Rosehill Gardens
Crowborough Hill, Crowborough, TN6 2ED

Entrance Hall - Sitting Room - Dining Room - Cloakroom -
Kitchen/Breakfast Room - First Floor Landing - Three
Bedrooms - Bathroom - Front & Rear Gardens - On Street
Parking

This charming semi-detached family home is situated in a popular residential area, close to local shops, amenities and rail links. You step into the entrance hall from the covered porch with the living room on your left, at the front of the house. It is a good sized room with tall ceilings, a bay window, attractive fireplace and space for large furniture. Beyond the living room is the dining room, another well proportioned room with a window to the garden, exposed timber flooring and with access to the downstairs cloakroom. At the rear of the ground floor is the well presented kitchen/breakfast room with an array of fitted high/low cabinets and with a good amount of worksurface space. Furthermore, the kitchen offers integrated appliances to include a fan oven, induction hob with extractor, dishwasher and washing machine. There is a useful fitted breakfast bar for day to day dining and French doors opening onto the garden. Upstairs are three bedrooms, two of which are spacious double rooms. The master bedroom is light and airy, with two sets of windows and with lovely exposed wooden flooring. It has ample space for a large double bed, further bedroom furniture and has an attractive period fireplace. Bedroom two is another double room with space for bedroom furniture, a period fireplace and views to the garden. The third bedroom is a small double room or large single room with views to the garden, a single wardrobe and period fireplace. Completing the ground floor is the family bathroom with a p-shaped and rain head shower over, WC, wash basin, smart subway style wall tiling, extractor fan and frosted window. Outside is the well established rear garden with spacious patio areas, mature lawn, raised pond, outbuilding with power and some lovely plants, shrubs and trees.

Covered external porch with glazed door opening to:

ENTRANCE HALL:

Under stairs storage, radiator, tall ceilings and exposed wood floorboards.



SITTING ROOM:

A light and airy room featuring an open working fireplace, tall ceilings, radiator, original floorboards and a bay window.

DINING ROOM:

Attractive fireplace feature, exposed original floorboards, radiator, tall window, door to cloakroom.

CLOAKROOM:

WC, wash basin, tile effect flooring, extractor fan and sash window.

KITCHEN/BREAKFAST ROOM:

Range of fitted cream cabinets with stone effect worksurfaces incorporating a one and half sink/drain. Appliances include an integrated oven, four ring induction hob with extractor, slimline dishwasher, washing machine and space for a tall fridge freezer. Fitted breakfast bar and fitted larder, tiled effect laminate flooring, tall radiator, window to side and French doors to garden.

Carpeted stairs to:

FIRST FLOOR LANDING:

Loft access, carpeted and tall ceilings.

BEDROOM:

A light and airy double bedroom to include an original feature fireplace and space for large bedroom furniture. Two radiators, tall ceilings, original floorboards boards and two tall windows.

BEDROOM:

A light and airy double bedroom with an original feature fireplace, original floorboards and tall ceilings. Radiator and tall window with garden views.

BEDROOM:

A bright, small double or large single bedroom with an original feature fireplace and single fitted wardrobe. Original floorboards, tall ceilings, radiator and wide window with garden views.

BATHROOM:

P-shaped bath with rainhead shower over, WC and wash basin with storage beneath. Subway style wall tiles, tiled effect flooring, extractor fan and sash window to side.



OUTSIDE REAR:

A spacious patio area with raised pond, useful brick built store with log storage, outside lighting and tap. In addition is a good size area of lawn accompanied by established plants, shrubs and trees and gated side access.

OUTSIDE FRONT:

Lawned area with mature plant screening providing privacy.

TENURE:

Freehold

COUNCIL TAX BAND:

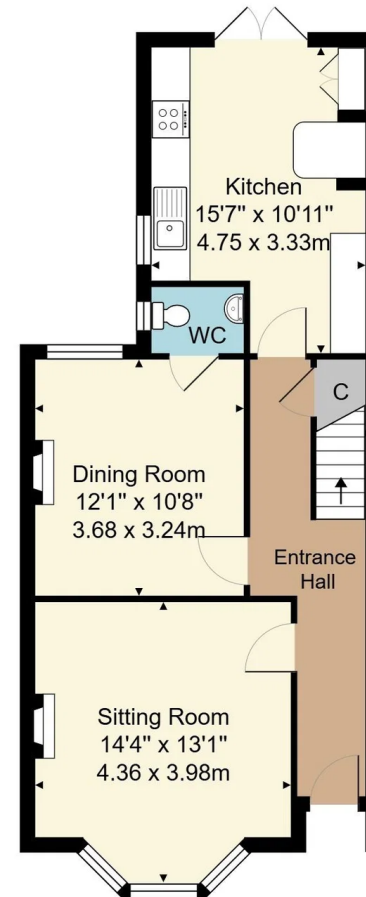
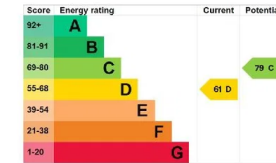
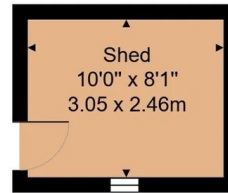
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VIEWING:

By appointment with Wood & Pilcher Crowborough
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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 1176 ft² ... 109.3 m² (excluding shed)

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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