



3 Saxonbury Close
Crowborough, East Sussex

A spacious and much improved detached 4-bedroom 1960s family home with potential to enlarge, if required, set on a good-sized plot, with a driveway and single garage, situated within a few minutes' walk of the town centre. EPC rating 'C'. NO CHAIN.

Guide price £565,000 Freehold

Situation:

The property is situated in a sought-after no through road within a short walk of Crowborough town centre and local schools. Crowborough is located on the edge of the Ashdown Forest, an area designated as one of Outstanding Natural Beauty, and the town offers a comprehensive range of amenities including a choice of supermarkets, as well as a wide variety of independent shops, bars, and restaurants, and is approximately 7 miles from the historic spa town of Tunbridge Wells and is within easy reach of coastal towns such as Brighton and Eastbourne.

There are also several well-regarded state and independent schools in the area, including the highly regarded Beacon Academy.

Description:

This well presented 1960s detached home offers light and spacious accommodation of approximately 1255sq.ft/116.5sq.m. Having been updated by the current owner within the last 12 months, including new windows, an electrical update, new carpets and redecoration, the house benefits from a large private garden, driveway and garage, and offers potential for further enlargement, if required (subject to the necessary consents). The property also benefits from a good EPC rating of 'C'.

The home is arranged over two floors and includes on the ground floor: a tiled entrance porch providing plenty of space for coats and shoes; an entrance hall with adjacent downstairs w/c and understairs storage cupboard; a well-proportioned kitchen/breakfast room with a range of gloss wall and base units, complementary work surfaces, attractive gloss tiled splashbacks, a spacious, light and airy dual aspect sitting room with wood flooring, and a good-sized dining room with wood flooring and views of the rear garden.

On the first floor is a large landing with adjacent airing cupboard, four bedrooms and a large recently updated family bathroom featuring a bath, separate shower, low level w/c, wash basin with mixer tap over and storage beneath, and attractive gloss wall tiling.

To the front of the property is a good-sized garden laid to lawn in addition to a driveway and single garage. To the rear is a large, secluded private garden mainly laid to lawn, shed, and large wrap-around terrace, ideal for outdoor entertaining.

Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Wealden District Council 01323 443322

Council tax band: E

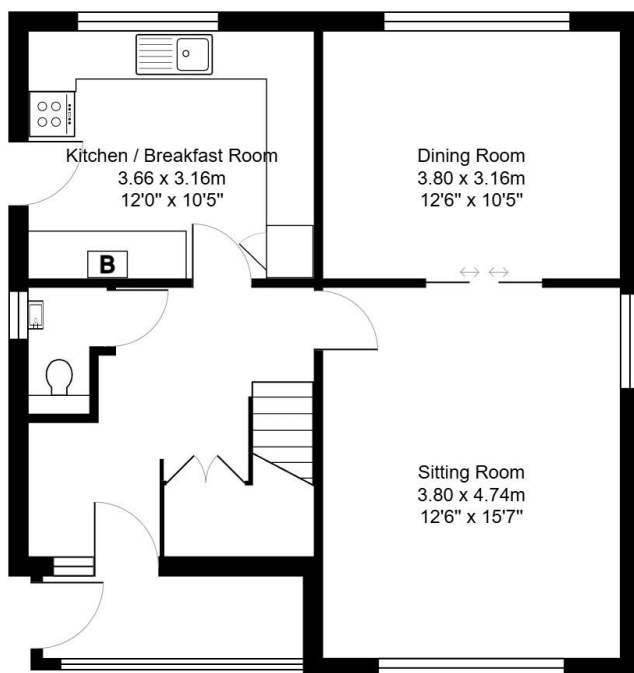
Current EPC Rating: C

Property address: Saxonbury Close, Crowborough, East Sussex TN6 1EA

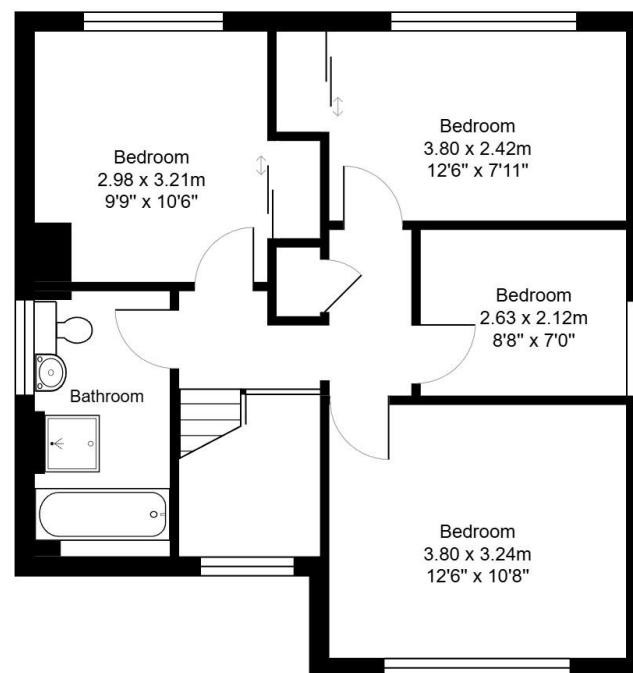


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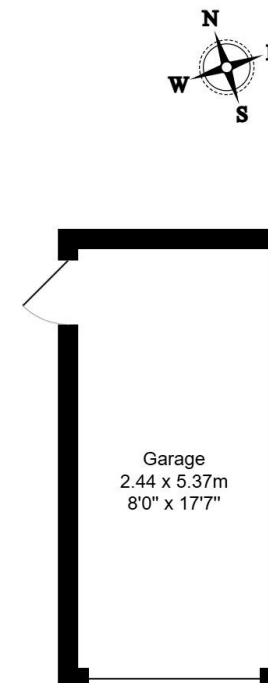
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 60.6 m² ... 653 ft²



First Floor
Area: 55.9 m² ... 602 ft²



(Not shown in actual location)
Area: 13.1 m² ... 141 ft²

Total Area: 129.7 m² ... 1396 ft²

All measurements are approximate and for display purposes only.



Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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