



HORNSHURST ROAD

ROTHERFIELD - £239,950



40 Hornshurst Road, Rotherfield, TN6 3ND

Entrance Hall - Kitchen - Dining Room - Sitting Room
Bedroom - Bathroom - Garden - On Street Parking

A gated footpath at the front of the property leads you to the entrance door to its side. You step into a welcoming entrance hall with a useful, deep understairs storage cupboard. On your left is the kitchen, well presented with an array of fitted cabinets and marble effect work surfaces. It has a window with sink/drainer beneath, offering views to the garden. The kitchen includes a fitted tall fridge/freezer, fan oven with grill, four ring gas hob with extractor and washing machine. From the kitchen is the dining room with large fitted cupboards with rails and shelving. It is a spacious room with plenty of space for a large table and chairs along with bi-folding doors into the sitting room behind. The sitting room is another spacious room with its triple aspect feature not only giving pleasant views of the garden, but allowing plenty of natural light. It has plenty of space for large sofas and has bi-folding doors opening directly onto the garden. Back to the entrance hall and straight ahead of you is the bedroom. It is a spacious double room with wide window to the side and lots of space for large free-standing wardrobes and further bedroom furniture. Completing the inside is the bathroom. It is well presented and includes a bath with electric shower over and separate handheld attachment, WC, wash basin and frosted window. Outside, the garden has been tastefully landscaped, offering a variety of different areas, A spacious patio to the side extends to the sitting room, offering ample seating and entertaining areas. Shallow steps take you to the lawn area accompanied by Japanese box hedging, and there is a summer house and a variety of established plants and shrubs. The garden benefits from many raised sleeper beds, a garden shed with power and is securely fenced, ideal for those with pets.

UPVC front door into entrance hall:

ENTRANCE HALL: Wood effect flooring, radiator and fitted under stairs cupboard.

KITCHEN: Cream high and low cabinets with marble effect work surfaces and sink with drainer. Fitted fan oven with four ring gas hob and extractor, integrated fridge/freezer, fitted washing machine and space and plumbing for a full size dishwasher. Wood effect flooring and window to garden.



DINING ROOM: Wide fitted storage cupboards with rails and shelving, carpeted floors, radiator and bi-fold doors to sitting room.

SITTING ROOM: Light and airy, triple aspect room with carpeted flooring, two radiators and bi-folding doors to garden.

BEDROOM: A large, light and airy double room with space for wardrobes. Carpeted flooring, radiator and wide window to front.

BATHROOM: Bath with electric shower over and handheld shower attachment, WC and wash basin. Wood effect flooring, radiator and frosted window.

OUTSIDE: Spacious patio area with raised sleeper flower beds and shallow steps to lawn area accompanied by Japanese box hedging with mature plants and shrubs. Summer house, shed with power, gated side access and securely fenced.

SITUATION: Rotherfield is a picturesque village in the High Weald Area of Outstanding Natural Beauty, rich in history and surrounding open countryside. The village itself is a welcoming community with local charities and societies offering plenty of activities throughout the year for all ages. Rotherfield Stores is a useful convenience shop with a post office whilst there are also two public houses, a chemist, doctors' surgery, and the historic St Deny's Church. For transport, it is served with a frequent bus service, stopping at nearby villages as well as Royal Tunbridge Wells and Eastbourne. For city links, Crowborough train station is just a short drive away with ample parking available. Gatwick airport is also within easy reach with access by car taking less than an hour. For education, there is a popular pre-school as well as Rotherfield primary school. Further educational facilities are available within all the surrounding villages and towns. There are plenty of countryside walks on the doorstep with Millennium Green and Hornshurst Woods popular choices. There is a large recreational ground in the village with a play park, Bowles green and football pitch. All in all, a desirable place for families to grow in a safe village built on a great community spirit.



TENURE:

Leasehold

Lease - 125 years from 24th October 2004

Service Charge - currently £161.18 per annum including buildings insurance.

Ground Rent - currently £10.00 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND: A**VIEWINGS:** By appointment with Wood & Pilcher
Crowborough 01892 665666**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

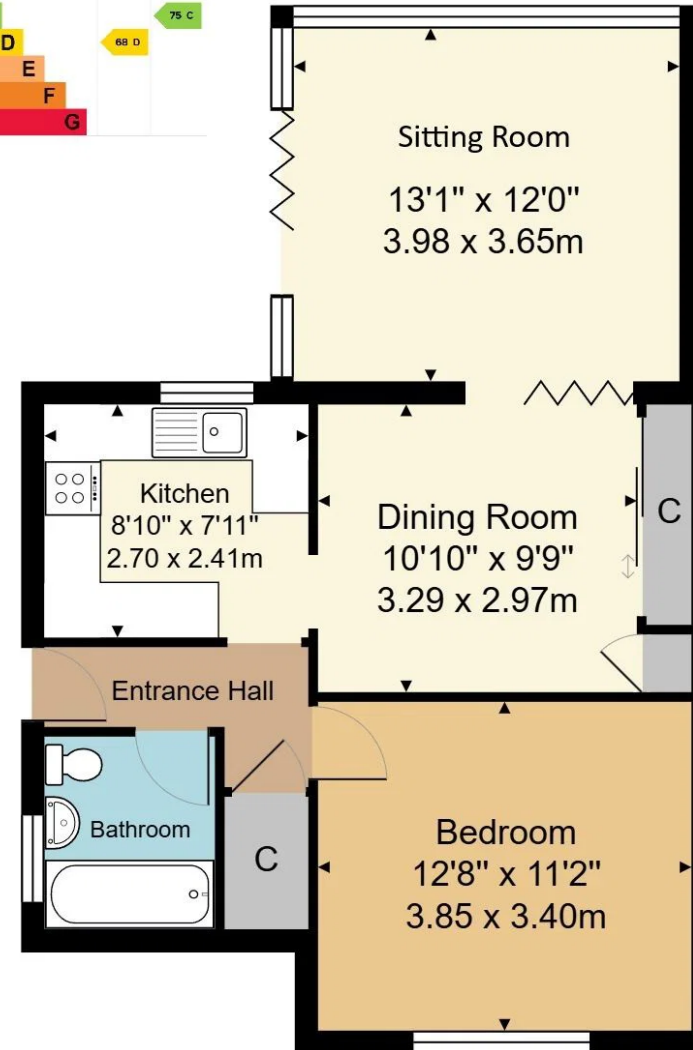
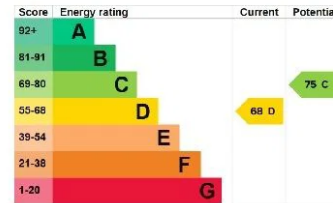
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Rights and Easements - access via neighbouring front garden

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Crowborough 01892 665666**Approx. Gross Internal Area 600 ft² ... 55.8 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.

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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