



THE FARTHINGS

CROWBOROUGH - £599,950



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

19 The Farthings, Crowborough, TN6 2TW

Entrance Porch - Versatile Reception Room - Kitchen
Dining Room - Sitting Room - Utility Room - Store Room
Four Bedrooms - En Suite Shower Room Family
Bathroom - Off Road Parking - Southerly Facing Rear
Garden

Set at the end of this quiet and sought-after residential cul-de-sac, this extended four-bedroom detached house is presented in excellent decorative order and offers spacious, well-equipped accommodation to suit most families' needs. The current owner has remodelled and updated the property throughout. It also benefits from off-road parking and a southerly-facing, private, and secluded rear garden. Properties of this quality rarely come to the market, and we encourage viewing at your earliest convenience.

Obscured glazed composite front door opens into:

ENTRANCE PORCH: Timber flooring, radiator, windows to side and glass panelled timber door into:

VERSATILE RECEPTION ROOM: Inset remote control gas fire with tiled surrounds, under stairs cupboard, fitted carpet, two radiators, window to front, stairs to first floor and door into:

DOWNSTAIRS CLOAKROOM: Dual flush low level wc, wall mounted wash hand basin with storage under, tiled splashbacks, mirrored wall and timber flooring, radiator and obscured window to front.

KITCHEN: Range of wall and base units with resin stone worktops/upstands over incorporating a one and half bowl stainless steel sink. Appliances include a 5-ring ceramic induction hob with extractor fan over, twin eye level ovens, large integrated larder fridge, further integrated fridge, freezer and dishwasher along with space for a washing machine. Attractive pelmet lighting, laminate flooring and window to front.

DINING ROOM: Fitted carpet, two radiators, remote control Velux skylight and double doors opening to Juliet style balcony.

SITTING ROOM: Fireplace with open fire with iron basket surround and granite hearth, radiator, fitted carpet, remote control Velux skylights and French doors opening to rear patio.



UTILITY ROOM: Range of wall and base units with worktops over with space and vent for a tumble dryer and further space for a fridge or freezer if required. Tiled flooring, radiator, extractor fan, window to rear and door into:

STORAGE ROOM: Power points, lighting and electric roller blind door to front.

GALLERIED FIRST FLOOR LANDING: Smoke detector, fitted carpet and window to front. Hatch with dropdown ladder to loft currently housing the Viessman combination boiler and solar battery storage system.

MAIN BEDROOM: Fitted twin wardrobe cupboards two windows to rear, and door into:

EN SUITE SHOWER ROOM: Enclosure with Aqualisa shower, dual flush low level wc, vanity wash hand basin with storage under, chrome dual fuel heated towel rail, extractor fan, tiled flooring and obscured window to side.

BEDROOM: Radiator, fitted carpet and window to rear.

BEDROOM: Radiator, fitted carpet and window to front.

BEDROOM: Radiator, fitted carpet and window to front.

FAMILY BATHROOM: Panelled bath with Aqualisa remote controlled shower over with tiled surrounds and glass screen, low level wc, vanity wash hand basin with storage under. Storage cupboard with shelving and radiator, dual fed heated towel rail, tiled flooring and obscured window to side.

OUTSIDE FRONT: Attractive brick block/tarmac driveway provides off road parking. Gate to side access with bin store area.

OUTSIDE REAR: An attractive and mature southerly facing garden featuring two decked areas providing ample room for garden furniture and outside entertaining. There is a timber shed, greenhouse and a vast selection of planting to include Acers, trees and shrubs.

Owned solar panels are fitted to the southerly facing roof.



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.

TENURE: Freehold

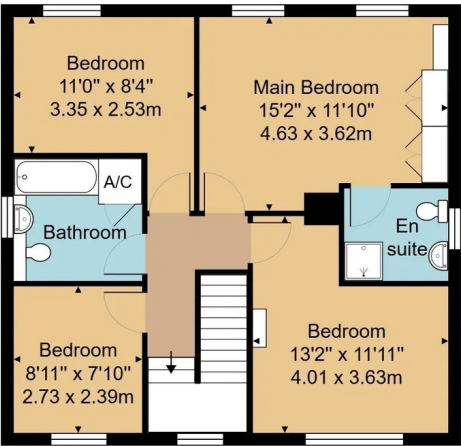
COUNCIL TAX BAND: F

VIEWING: By appointment with Wood & Pilcher
Crowborough 01892 665666

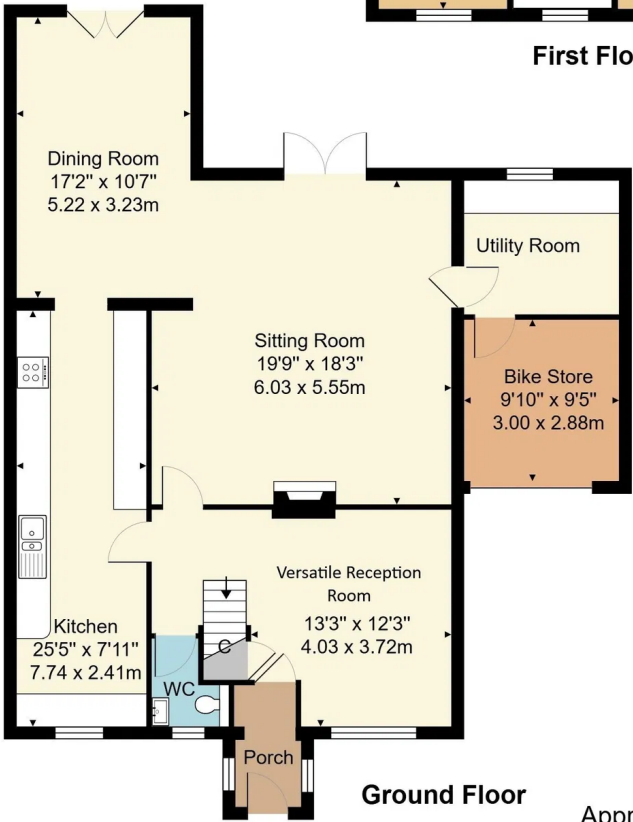
ADDITIONAL INFORMATION: Broadband Coverage
search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

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.

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



First Floor



Ground Floor

Approx. Gross Internal Area
1870 ft² ... 173.7 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.