



WHITEHILL ROAD
CROWBOROUGH - £350,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

3 Maryann Cottages, Whitehill Road, Crowborough,

Entrance Hall - Kitchen/Breakfast Room - WC - Sitting Room - Three Bedrooms - En Suite Shower Room Family Bathroom - Front & Rear Garden - Allocated Parking Space

Offered to the market chain free is this modern mid terrace house set over three floors and within close proximity to Crowborough town Centre. Property consists of an entrance hall, modern kitchen/breakfast room, sitting room and a downstairs WC. To the first floor are two bedrooms, one with built-in wardrobes and a family bathroom. To the second floor is a further bedroom with an en suite shower room. Externally are front and rear gardens and one allocated parking space to the rear.

ENTRANCE HALL:

Glass panelled front door, wood laminate flooring and a smoke alarm.

KITCHEN/BREAKFAST ROOM:

Low and high-level kitchen cabinetry with wooden worktop over incorporating a single bowl aluminium sink with drainer. Low level oven, electric hob with extractor over, boiler, integrated fridge/ freezer and dishwasher and space for washing machine. Space for small dining table, tiled flooring and sash window to front.

WC:

Low level wc, pedestal sink, half tiled walling and tiled flooring.

SITTING ROOM:

Understairs storage cupboard, laminate wood floor with under floor heating and UPVC bifold doors opening to rear garden.

FIRST FLOOR LANDING:

Storage cupboard, fitted carpet, radiator, smoke alarm and stairs to second floor.

BEDROOM:

Double built-in wardrobe, fitted carpet, radiator and two windows to front with plantation blinds.



BEDROOM:

Fitted carpet, radiator and sash window to rear.

FAMILY BATHROOM:

Bath with shower over, tiled surrounds and recessed shelf, low level wc and vanity unit with sink and cupboards under. Chrome heated towel rail and tiled floor flooring.

SECOND FLOOR LANDING:

Fitted carpet and smoke alarm.

BEDROOM:

Fitted carpet, radiator, window to front and door into:

EN SUITE SHOWER ROOM:

Tiled cubicle with rainfall showerhead, low level wc, pedestal sink, chrome towel rail and tiled flooring.

OUTSIDE FRONT:

Area laid to lawn enclosed by white picket fence and gate.

OUTSIDE REAR:

Sandstone paved patio adjacent to the property, area laid to lawn and rear gate with access to an allocated parking space.

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 an excellent range of schooling, 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. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

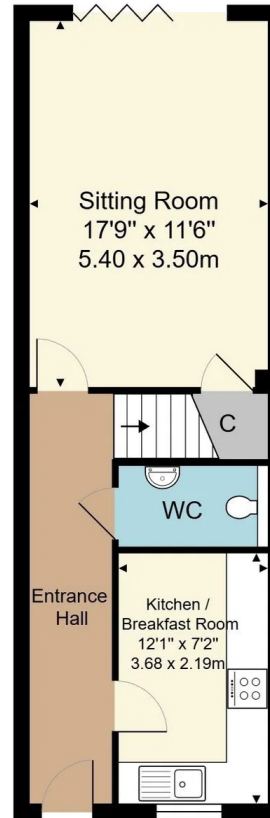
TENURE:
Freehold

COUNCIL TAX BAND:
C

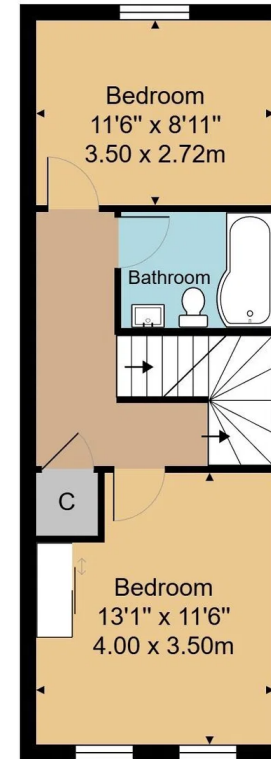
VIEWING:
By appointment with Wood & Pilcher Crowborough
01892 665666

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, Electricity, Gas & Drainage
Heating - Gas Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1083 ft² ... 100.6 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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