

PARK ROAD

CROWBOROUGH - £300,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

4 Myrtle Cottages, Park Road, TN6 2QW

Sitting/Dining Room - Kitchen - Three Bedrooms - Family Bathroom - Enclosed Rear Garden - On Street Parking

This newly decorated mid-terrace home offers well-presented accommodation arranged over three floors, complemented by new carpets. The ground floor features a spacious sitting/dining room, providing an inviting area for both relaxing and entertaining. To the rear, the kitchen offers access to the low-maintenance enclosed garden. Stairs rise to the first-floor landing, where there are two bedrooms, one benefiting from a fitted wardrobe, together with a family bathroom. A further staircase leads to the top floor, which provides an additional bedroom. The property is offered to the market with no onward chain and is ideally situated in a central town location, with on-street parking.

Upvc entrance door into Sitting/Dining Room.

SITTING/DINING ROOM:
A light and airy room with fitted door mat, newly carpeted, freshly decorated and space for sofas and large table and chairs. Two fitted under stairs cupboards, two radiators and windows to front and rear.

KITCHEN:
Modern kitchen featuring white gloss floor and wall cabinets with granite effect work surfaces. Fitted oven, fitted electric hob with extractor hood, under counter fridge and freezer and a washing machine and dryer. Cupboard housing boiler, radiator, tiled effect flooring, two windows and glazed door to garden.

Carpeted stairs to first floor landing with radiator and tall window.

BEDROOM:
Large single bedroom, newly carpeted and freshly decorated. Space for bedroom furniture, fitted cupboard housing water tank with further storage, radiator and tall window.

BEDROOM:
Spacious double room, newly carpeted and freshly decorated. Space for bedroom furniture, radiator and wide window.







BATHROOM:
Bath hot and cold taps and with electric shower over with glass screen, WC and wash basin. Chrome heated towel rail, fully tiled walls, mirrored cabinet, shaver point, extractor fan and frosted window.

Carpeted stairs to second floor.

BEDROOM:
Spacious double bedroom, newly carpeted and freshly decorated. Space for bedroom furniture, radiator and wide window with leafy outlook.

OUTSIDE REAR:
Fully paved rear garden, gated side access, outside lighting, outside tap and garden storage unit.

OUTSIDE FRONT:
Block paved front with low wall, space for dustbins, outside light and mature plants and shrubs.

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 and 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.







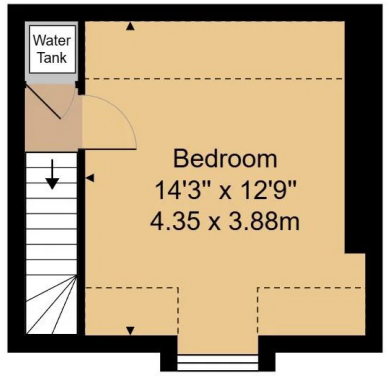
TENURE:
Freehold

COUNCIL TAX BAND:
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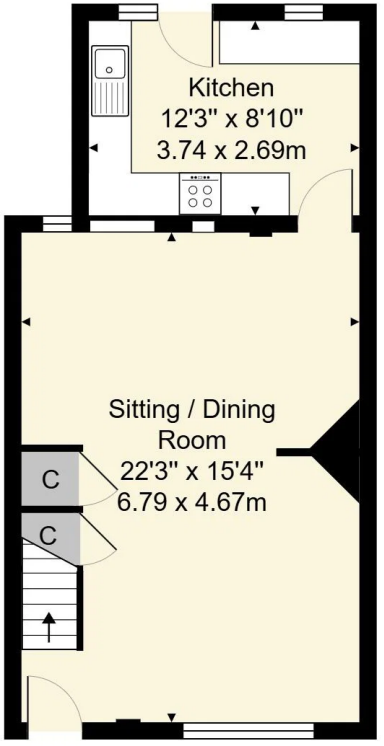
VIEWINGS:
By appointment with Wood & Pilcher Crowborough
01892 665666.

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

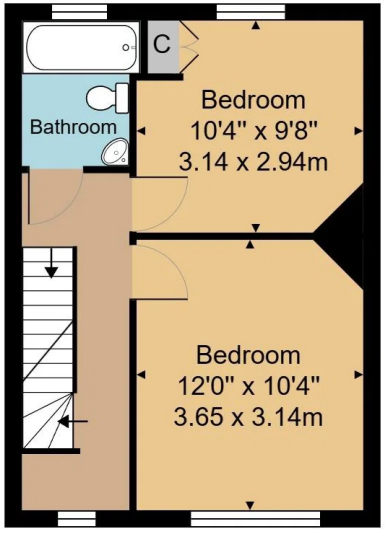




Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1030 ft² ... 95.7 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.

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.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

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
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