



## PEACE COTTAGES, WESTERN ROAD

CROWBOROUGH - £325,000

2 Peace Cottages, Western Road, Crowborough, TN6 3EY

Sitting Room - Dining Room - Kitchen - Shower Room  
Utility Room - First Floor Landing - Two Bedrooms  
Front & Rear Gardens - On Street Parking

A well-presented Victorian terrace house offered to the market chain free. This characterful property blends retained period features with modern décor throughout. The ground floor offers a bright and spacious sitting room and dining room, both featuring fireplaces, along with a galley-style kitchen, modern shower room, and separate utility room. To the first floor are two well-proportioned bedrooms. Externally, the property benefits from a long rear garden incorporating a rose garden and pond. On-street parking is available to the front.

A wooden door opens into:

#### **Sitting Room:**

A light and airy room featuring an open fireplace with iron basket and iron mantel, fitted bookshelves, shelving and cupboards either side, wooden flooring, radiator and window to front.

#### **Dining Room:**

Open fireplace with wooden mantel, brick surround and slate hearth, Oak staircase with built-in storage and under stair cupboard, wooden flooring, radiator and access to kitchen and utility area.

#### **Kitchen:**

Range of low-level units with wooden worktop over, gas hob with extractor over, electric oven below and space for fridge freezer. Stainless steel sink with drainer and tiled splash back and below is plumbing for dishwasher. Wall mounted boiler, tiled flooring and window to side.

#### **Shower Room:**

Tiled shower cubicle, low level wc and wall mounted sink with vanity unit below. Tiled flooring, radiator and obscured window to side.

#### **Utility Room:**

Plumbing for washing machine, wood laminate flooring, radiator, two windows, skylight and side door access.



**First Floor Landing:**

Fitted carpet and loft access.

**Bedroom:**

Fireplace with iron mantel and iron surround, built in storage cupboard with shelving, fitted carpet, radiator and window to front.

**Bedroom:**

Fireplace with iron mantel and iron surround, built in storage cupboard with shelving, fitted carpet, radiator and window to rear.

**Outside Front:**

Steps up to front door and shared tunnel passage to rear.

**Outside Rear:**

Large long garden, mainly laid to lawn featuring a rose garden, pond, pergola, mature shrubs and garden wooden shed.

**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](http://www.gov.uk)

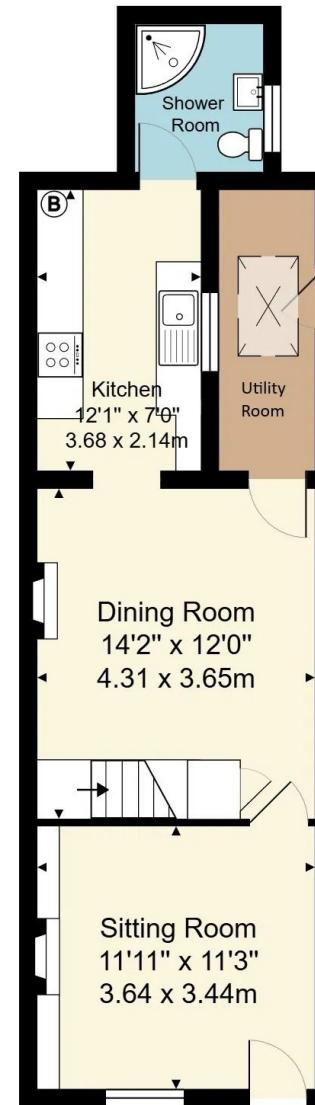
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

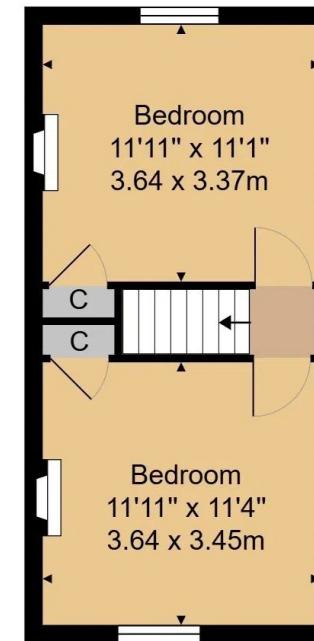
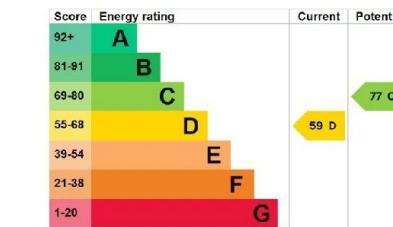
Rights and Easements - Shared Alleyway access for 1 &

3 Peace Cottages. A right of way exists to 1 Peace Cottages via the rear gate of 2 Peace Cottages.

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.



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 810 ft<sup>2</sup> ... 75.3 m<sup>2</sup>

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.