



TOLLWOOD PARK
CROWBOROUGH - £270,000



12 Tollwood Park, Crowborough, TN6 2XS

Entrance Hall - Inner Hall - Kitchen - Living Room
Double Bedroom - Bathroom - Rear Garden & Patio
Off Road Parking

This beautifully presented terraced house would make an ideal first time buy and comprises of a fitted kitchen, a sitting room and to the first floor is the double bedroom and bathroom. A real plus of this property is the off road parking to the front and pleasant rear garden incorporating an area of lawn and a porcelain patio. There is potential to carry out a loft conversion, subject to the usual planning consents. The property is ideally located, with convenient access to a range of amenities in Crowborough, including the mainline railway station.

Wooden front door provides access into:

ENTRANCE HALL:

Recessed spot lighting, wooden laminate flooring and further wooden door leads into:

INNER HALL:

Corner coving, wooden laminate flooring, electric heater, cupboard housing fusebox, chrome plated switches and power points, obscured double glazed window to front and doors to:

KITCHEN:

Range of matching wall and base units with granite effect worktop and sheet tile splashback, inset one and half sink bowl with brushed steel mixer tap, appliances include an oven with 4-ring induction hob, extractor fan and a dishwasher. In addition are under unit lighting, chrome plated switches and power points, recessed spot lighting, continuation of wood effect laminate flooring and window to front.

LIVING ROOM:

Wooden laminate flooring, corner coving, electric heater, telephone/tv/satellite points, chrome plated switches and power points and French doors opening to rear garden.



FIRST FLOOR LANDING:

Fitted carpet, corner coving, loft hatch with access to attic, chrome plated switches and power points, built-in over stairs cupboard housing the hot water cylinder with slatted shelving, additional storage cupboard, window to front and range of doors to:

BEDROOM:

Fitted carpet, corner coving, chrome plated switches and power points, electric heater, tv point and window to front.

BATHROOM:

L-shaped bath with glass shower screen, chrome mixer tap and shower over with marble effect panel walling, low level wc with shelf above, wash hand basin with chrome mixer tap set into vanity unit with anti mist mirror and integrated light, ladder style chrome heated towel rail, wood effect laminate flooring, recessed spot lighting, extractor fan and obscured window to side.

OUTSIDE FRONT:

Resin bounded driveway with parking for several vehicles, exterior tap & light and access to the rear garden.

OUTSIDE REAR:

The garden benefits from a porcelain patio ideal for garden table and chairs and an area of garden laid to lawn and all enclosed by fencing.

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.



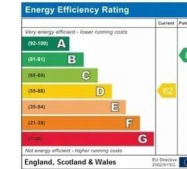
To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, 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

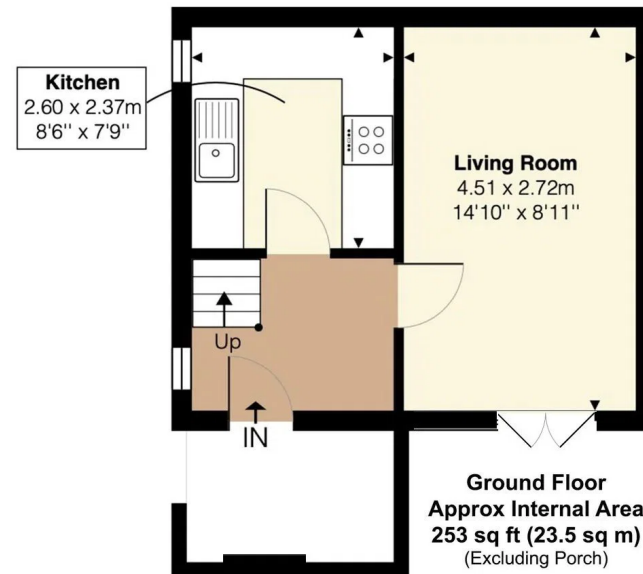
COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher Crowborough
01892 665666

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 & Drainage
Heating - Electric Heating



First Floor
Approx Internal Area
253 sq ft (23.5 sq m)



Ground Floor
Approx Internal Area
253 sq ft (23.5 sq m)
(Excluding Porch)

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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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.