



LAKOTA COTTAGES, SOUTH STREET

CROWBOROUGH - £440,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

2 Lakota Cottages, South Street, Crowborough, TN6 1PD

Entrance Hall - Open Plan Sitting/Dining Room - Kitchen - Family Room - Utility Room - WC - Three Bedrooms - Shower Room - Attic Space - Off Road Parking - Single Garage - Low Maintenance Front Garden - Generous Westerly Facing Rear Garden & Patio

A fantastic opportunity to acquire a beautifully presented late Victorian halls adjoining semi-detached family home, located in a highly sought-after residential area. The property offers versatile and well-proportioned accommodation, featuring open-plan living space and a traditional-style kitchen that leads to a practical utility room and cloakroom, both added by the current owner. Also extended by the vendor is a rear family room with sliding doors opening directly onto the garden, creating an excellent indoor-outdoor living space. To the first floor are three bedrooms and a modern family shower room, while an open wooden staircase provides access to a spacious attic area. Externally, the property benefits from a low-maintenance front garden and a beautifully stocked and well-maintained westerly facing rear garden. Further advantages include a generous driveway providing ample off-road parking and access to a vaulted single garage.

Obscured double glazed door opens into:

**Entrance Hall:** Cupboard housing electric meter and consumer unit, fitted carpet and radiator.

**Open Plan Sitting/Dining Room:** Sitting Room Area: Featuring an attractive electric fire, two under stairs storage cupboards, one with shelving, fitted carpet, radiator and sash window to the front with a fitted blind. Dining Room Area: Plenty of space for a large dining room table and chairs, three fitted cupboards with shelving, fitted carpet and radiator.

**Kitchen:** A traditional style kitchen featuring a range of high and low level units with under unit lighting and a one and a half bowl sink with swan mixer tap. Fan assisted oven with grill, four ring gas hob with extractor fan above and a low-level integrated fridge and separate freezer. Boiler set into a high level unit, attractive light brown Italian floor tiling and a window to side with fitted blind.



**Utility Room:** Extended good size utility room featuring a low level unit incorporating a stainless steel sink with taps. Tall freestanding unit and space for a washing machine, Italian tiled flooring, radiator, window to rear overlooking the rear garden with fitted blind and door to rear garden.

**Cloakroom:** Low level wc, wash hand basin with tiled splashback and glass mirror above. Italian tiled flooring, radiator and obscured window to side with fitted blind.

**Family Room:** A bright and airy room which has been extended by our current vendor with fitted carpet, radiator and sliding French doors with fitted blinds lead out to the rear patio and garden beyond.

**First Floor Landing:** Fitted carpet, radiator, smoke alarm and an open space saver wooden staircase rising to a large attic space.

**Bedroom:** Numerous fitted wardrobes, one housing the hot water tank, attractive arch with recessed spotlight, wall mounted tall glass mirror, fitted carpet, radiator and sash window to the front with fitted blind.

**Bedroom:** Double fitted wardrobe, fitted carpet, radiator and window with fitted blind overlooking the rear garden.

**Bedroom:** A single bedroom with double fitted wardrobe, fitted carpet and window overlooking the rear garden with fitted blind.

**Shower Room:** Walk-in enclosure with a wall mounted Aqualisa shower, low-level wc, pedestal wash hand basin with mixer tap, fitted cupboards with shelving, wall mounted heated towel rail and tiled walling.

**Attic Space:** Fitted wardrobe with glass sliding door, fitted cupboards either side and two large eaves cupboards. Fitted carpet, radiator and two large Velux windows with fitted blinds to the rear with far reaching rooftop views.

**Outside Front:** Black wrought iron gate opens to a herringbone brick paved garden. Herringbone brick paved driveway to the side provides off-road parking for numerous vehicles leading to a garage with up and over garage door and comprising concrete flooring, floating shelving, part boarded storage, electric and power points and window to the rear.



Outdoor cupboard housing the gas meter. A wooden gate gives access to the rear garden.

**Outside Rear:**

A beautiful, well stocked sunny rear garden accompanied by a large paved patio ideal for outside seating. Two steps lead up to an area laid to lawn featuring a selection of shrubs to include mature Azaleas, Rhododendrons, a pink flowering Camelia tree and fuchsias. At the top of the garden is a very large vegetable plot, a circular paved patio and two wooden sheds.

**Tenure:**

Freehold

**Council Tax Band:**

C

**Viewings:**

By appointment with Wood & Pilcher Crowborough  
01892 665666

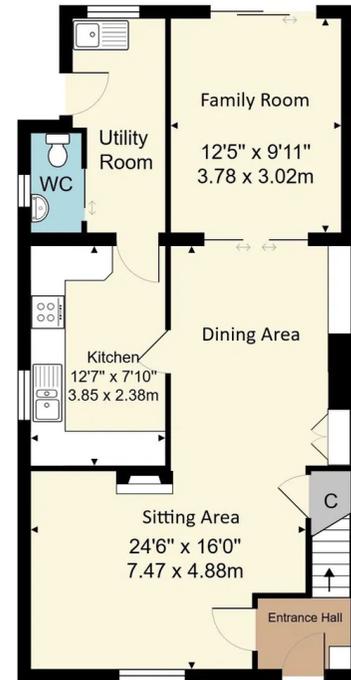
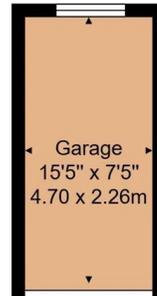
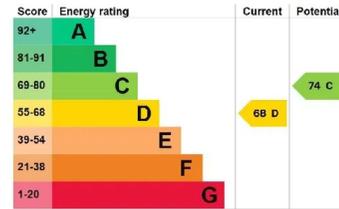
**Additional Information:**

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas Heating
- Rights & Easements - Neighbour has right of way over the driveway

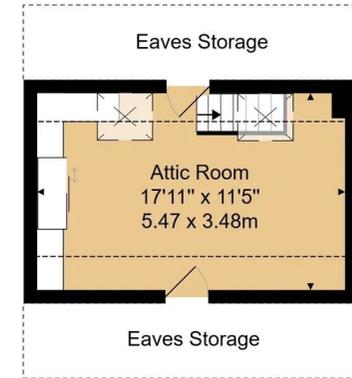
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**Ground Floor**



**Second Floor**



**First Floor**

House Approx. Gross Internal Area 1340 sq. ft / 124.5 sq. m  
Garage Approx. Internal Area 124 sq. ft / 10.6 sq. m

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.