



**WATSON WAY**

**CROWBOROUGH - £385,000**



**WOOD & PILCHER**

Sales, Lettings, Land & New Homes

12 Watson Way, Crowborough, TN6 2FP

Entrance Hall - Downstairs Cloakroom - Kitchen/Diner  
Sitting Room - Three Bedrooms - En Suite Shower Room  
Family Bathroom - Off Road Parking - Rear Garden

Built in 2012 by Antler Homes and offered to the market with no onward chain, this modern semi-detached family home provides well appointed and practical living space throughout. The ground floor features a welcoming entrance hall with a convenient downstairs WC, a spacious kitchen/diner, and a bright sitting room with direct access to the rear garden. Upstairs, the property offers three bedrooms, two of which benefit from built-in wardrobes, along with an en suite shower room and a contemporary family bathroom. Externally, the home enjoys off-road parking to the front and a private garden to the rear.

**COVERED ENTRANCE PORCH:**

Exterior lighting and glass panelled timber front door opening into:

**ENTRANCE HALL:**

Coir entrance matting, fitted carpet, radiator and stairs to first floor.

**DOWNSTAIRS CLOAKROOM:**

Dual flush low level wc, vanity wash basin with storage below, mirrored wall, tiled flooring and obscured window to front.

**KITCHEN/DINER:**

Range of wall and base units with worktops/upstands over incorporating a one and half bowl stainless steel sink. Appliances include a four ring gas hob with extractor fan over and oven under together with integrated appliances that include a dishwasher, fridge/freezer and washing machine. Space for dining furniture, radiator, tiled flooring and window to front with fitted blind.

**SITTING ROOM:**

Feature fireplace incorporating a flame affect inset gas fire with limestone surround and hearth. Large under stairs storage cupboard housing consumer unit and smart meter, fitted carpet, two radiators and patio doors opening onto the rear garden.



**FIRST FLOOR LANDING:**

Cupboard housing pressurised hot water tank. Radiator, fitted carpet and loft access.

**BEDROOM:**

Fitted wardrobes, fitted carpet, radiator, two windows to front and door into:

**EN SUITE SHOWER ROOM:**

Tiled enclosure with integrated shower, dual flush low level wc and vanity wash basin with storage under.

Shaver point, mirrored wall, tiled flooring and obscured window to side

**BEDROOM:**

Fitted wardrobes, fitted carpet, radiator and window to rear.

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Fitted carpet, radiator and window to rear.

**BATHROOM:**

Panelled bath with shower attachment over and tiled surrounds, dual flush wc, vanity wash basin with drawer storage beneath and mirrored wall above. Heated towel rail, inset shelving, tiled flooring and window to side.

**OUTSIDE FRONT:**

Brick block Herringbone driveway provides off road parking.

**OUTSIDE REAR:**

Patio adjacent to the property with an area of lawn accompanied by planting either side. Steps down to a decked area, garden shed and enclosed by fence boundaries.

**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:** D

**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

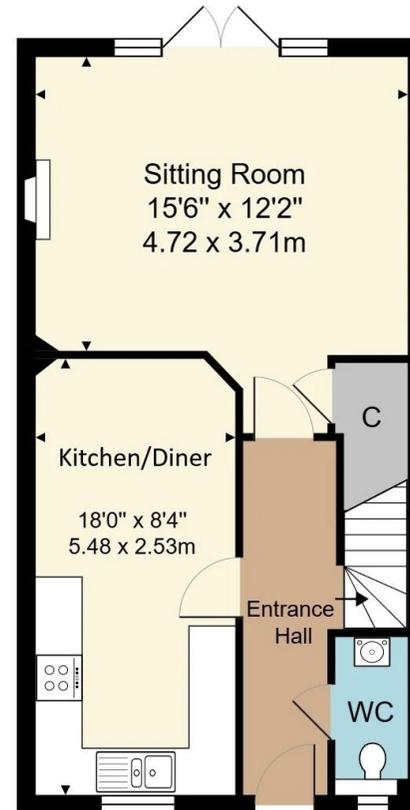
**AGENTS NOTE:**  
Annual Estate Service Charge - currently £478.64  
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

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.

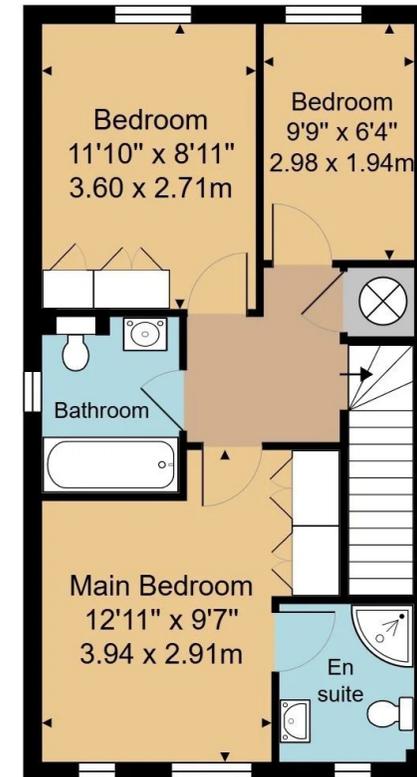
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 947 ft<sup>2</sup> ... 88.0 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.

