



PALESGATE LANE
CROWBOROUGH - £270,000



2 Old Cottages, Palesgate Lane, Crowborough, TN6 3HG

Sitting Room - Kitchen - Bedroom - Bathroom - Rear Garden - Off Road Parking

From the covered entrance door, you step into the sitting room with its attractive tiled floor and beautiful inglenook fireplace, with log burning stove. There is a fitted cabinet to the side of the chimney breast and a useful space beneath the stairs, currently used as a study area. At the rear of the ground floor is the kitchen with solid wood high and low cabinets and granite effect work surfaces. It has an integrated fan oven, a four ring induction hob with extractor along with space for a tall fridge/freezer and dishwasher. There is a window looking onto the garden as well as direct garden access. Carpeted stairs takes you to the first floor where you find the double bedroom. It is a spacious room with feature wall, wide fitted wardrobes and access to the loft. Completing the first floor is the bathroom which is well presented and enjoys pleasant, far-reaching views. It has a wide walk-in shower with rain head and secondary attachment, separate bath, WC, wash basin and chrome heated towel rail. Outside there is a low maintenance garden with its south facing aspect making it a real sun trap. It has a smart composite decking area with leafy backdrop, a store cupboard housing the washing machine and boiler along with an outside tap and lighting. Along from the row of cottages is the private driveway with space to park at least three vehicles comfortably.



Covered front door into sitting room.

SITTING ROOM:

Inglenook fireplace with log burning stove, fitted cabinet and exposed beams. Coat hanging space, radiator, tiled floor and window to front.

KITCHEN:

Solid wood high and low cabinets, granite effect work surfaces and sink with drainer. Integrated fan oven, four ring induction hob with extractor, space for tall fridge/freezer and dishwasher. Tiled floor, exposed beams, understairs storage or study space, window to rear and glass paned door to rear garden.



Carpeted stairs to first floor.

BEDROOM:

Double bedroom with wide fitted wardrobes. Brick effect tiled wall, loft access with ladder and light, radiator, carpeted and window to front.

BATHROOM:

A light and airy bathroom comprising a wide walk in shower with rain head and secondary attachment, bath with hot and cold taps, WC and wash basin with fitted storage. Chrome heated towel rail, extractor fan, wood effect flooring, smart wall tiles and window with scenic views to rear.

OUTSIDE REAR:

A south-facing garden with a leafy outlook features a stylish composite decking area, offering ample space for a generously sized table and chairs. The garden also benefits from a useful outdoor cupboard with plumbing and space for a washing machine, as well as room for an additional fridge. An external light and tap provide added convenience.

PARKING:

Located a short distance along the road is a driveway providing parking.

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.



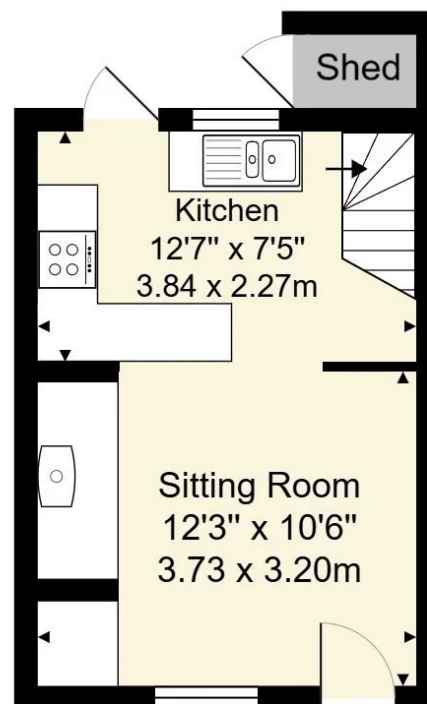
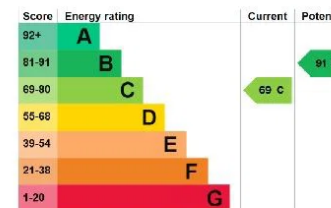
The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE:
Freehold

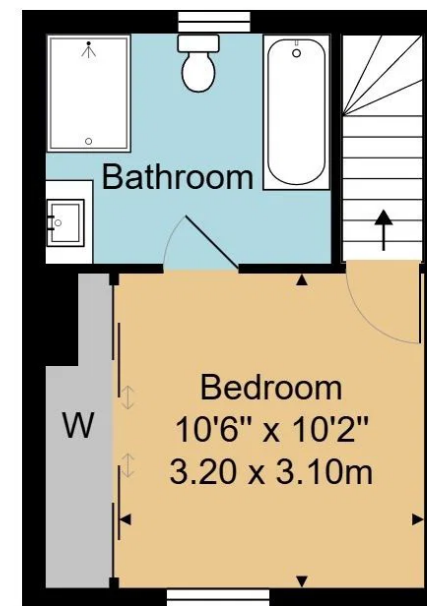
COUNCIL TAX BAND:
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VIEWINGS:
By appointment with Wood & Pilcher Crowborough
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ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Central



Ground Floor



First Floor

Approx. Gross Internal Area 466 ft² ... 43.3 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.

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