



ST JOHNS ROAD

CROWBOROUGH - £775,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Sunridge, St Johns Road, Crowborough, TN6 1RT

Entrance Hall - Lounge - Dining Room - Kitchen - Utility Room - Downstairs Bedroom - Downstairs Shower Room - Separate Downstairs WC - Sitting Room - Breakfast Room - Utility Room - First Floor Landing - Four Bedrooms - Family Bathroom - Garage - Off Road Parking - Attractive Landscaped Front & Rear Gardens

Situated on the fringes of Ashdown Forest and close to Crowborough town centre, this well-presented detached five-bedroom family home offers deceptively spacious accommodation. The chalet bungalow is ideally suited to multi-generational living, with a well-balanced layout that would appeal to a range of buyers, including families looking to combine households. Further benefits include impressive views across open countryside to the rear, over 2,000 square feet of accommodation, well-manicured gardens, off-road parking, and a garage.

ENTRANCE PORCH:

Exterior lighting and glass panelled timber front door opening into:

ENTRANCE HALL:

Exposed floorboards, stairs to first floor, understairs cupboard with coats hanging area, radiator and two windows to front.

LOUNGE:

Inset electric wood burner with oak bressumer and granite hearth. Carpet as fitted, radiator and dual aspect with windows to front and side.

DINING ROOM:

Carpet as fitted, radiator and dual aspect with windows to side and rear.

KITCHEN:

Range of wall and base units with granite style worktops and tiled splashbacks and incorporating a stainless steel sink with mixer tap. Inset four ring gas cooker with space for fridge and freezer, vinyl flooring, radiator, window to rear and door into utility.

UTILITY:

Range of base units with sink and drainer and space for washing machine and tumble dryer. Wall mounted Worcester Bosch boiler, window to rear and stable door to rear patio.



BEDROOM:

Exposed floorboards, radiator and window to front.

SHOWER ROOM:

Large tiled enclosure with inset shower and vanity wash basin with storage under. Chrome heated towel rail, vinyl flooring, extractor fan and obscured window to rear.

DOWNSTAIRS WC:

Dual flush WC, vinyl flooring and obscured window to rear.

SITTING ROOM:

Exposed floorboards, radiator and window to front.

BREAKFAST ROOM:

Exposed floorboards, radiator and window to rear.

UTILITY:

Range of wall and base units with worktops over incorporating a stainless steel sink. Tiled flooring, radiator, window to rear and stable door to rear patio.

FIRST FLOOR GALLERIED LANDING:

Exposed floorboards and two cupboards, one housing Megaflow hot water tank.

BEDROOM:

Two eaves storage cupboards, carpet as fitted, radiator and dual aspect with windows to side and rear with wonderful views across open countryside.

BEDROOM:

Two wardrobe cupboards, carpet as fitted, radiator and window to rear with far reaching views.

BEDROOM:

Eaves storage cupboards, selection of shelving, exposed floorboards, radiator and large window with views to rear.

BEDROOM:

Wardrobe cupboards, carpet as fitted, radiator and dual aspect with windows to front and rear.

FAMILY BATHROOM:

Panelled bath with tiled surrounds and shower attachment over, dual flush low level WC and pedestal wash basin. Chrome heated towel rail, extractor fan, vinyl flooring and obscured window to rear.



OUTSIDE FRONT:

Hedge border to front with brick block driveway providing off road parking that leads to a single garage with with up/over door. Area laid to lawn, selection of established planting and gated side access to rear garden.

OUTSIDE REAR:

An attractive well-maintained garden predominantly laid to lawn and enclosed by fencing to all sides. The garden features a charming pergola, established planting, a variety of trees, and a delightful seating area adjoining the house.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWINGS:

By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

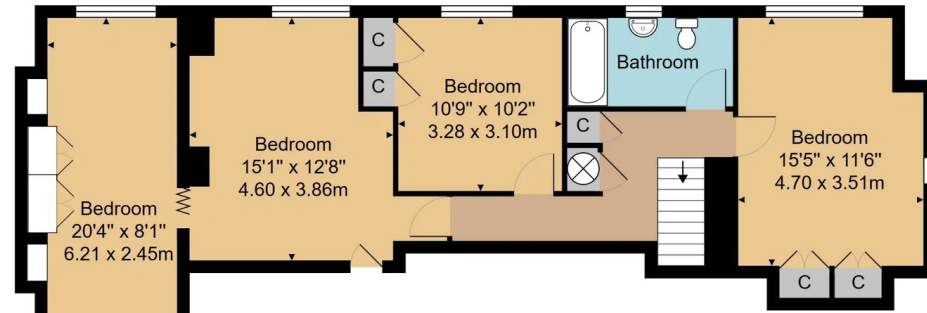
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

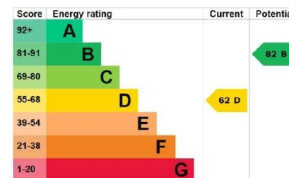
Heating - Gas Heating



First Floor



Ground Floor



Approx. Gross Internal Area
2247 ft² ... 208.7 m²
(Incl. Garage)

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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