STEEP ROAD

CROWBOROUGH - Offers Over £600,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

Bird View, Steep Road, Crowborough, TN6 3RY

Bungalow
Open Plan Kitchen/Dining/Sitting Room - Inner Hallway
Two Bedrooms - En Suite Bathroom - Separate Family Shower Room
Outbuilding
Office - Utility Area - WC
Outside
Generous Wraparound Garden - Ample Off Road Parking

Occupying an outstanding elevated position in a tranquil country lane within an Area of Outstanding Natural Beauty, this exceptional modern two-bedroom detached bungalow enjoys breathtaking views across the South Downs and surrounding open countryside. Built just four years ago, the property is beautifully presented throughout and benefits from stylish oak doors, under floor heating and the remaining term of an Advantage 10-year building warranty. Designed with contemporary living in mind, the heart of the home is the impressive open-plan kitchen, dining and sitting area. Expansive bifold doors frame the spectacular rural views while seamlessly connecting the interior with the attractive, generously sized wraparound gardens and outdoor entertaining space. In addition, planning permission has been granted for a single-storey extension from the kitchen and to place a summerhouse in the garden. Both bedrooms are generously proportioned and beautifully appointed. The main bedroom benefits from fitted wardrobes, a stylish en suite bathroom and direct access to the rear patio, where the stunning far-reaching countryside views can be enjoyed. The spacious second bedroom is complemented by a well-appointed family shower room. Further enhancing the property's versatility are a separate office, ideal for home working, and a practical utility room and WC, again with underfloor heating. Outside, the generous driveway provides ample off-road parking and is equipped with an EV charging point, adding convenience and future-ready appeal. Properties combining such an exceptional standard of presentation with a truly enviable rural setting are rarely available. Early viewing is highly recommended to fully appreciate everything the property has to offer.

Panelled front door into:

OPEN PLAN KITCHEN/DINING/SITTING ROOM:
KITCHEN AREA: Range of high quality wall and base units with Quartz worktops incorporating a one and half bowl inset Franke sink with mixer tap. Appliances include a four ring induction hob with extractor fan over and oven under, integrated dishwasher and microwave and space for American style fridge/freezer. Centre island with Quartz worktops over and further storage under, oak engineered flooring with underfloor heating and windows to front and rear.
SITTING/DINING ROOM AREAS: Stovax wood burning stove with slate hearth and space for sofa seating and dining furniture. Oak engineered flooring with underfloor heating and extensive bifold doors with integrated blinds opening to expose outstanding views across the garden and countryside.

INNER HALLWAY: Double cupboard and airing cupboard with slatted shelving and houses Viessmann gas boiler. Oak engineered flooring with underfloor heating and double glazed doors with integrated blinds opening to rear patio.

MAIN BEDROOM: Wardrobe cupboards, carpet as fitted with under floor heating, window to rear, French doors opening to rear patio and door into:

EN SUITE BATHROOM: A fully tiled bathroom comprising a roll top bath with side taps and shower attachment, dual flush low level WC, vanity wash basin with storage under and sensor mirror. Chrome ladder towel rail, tiled flooring with underfloor heating and obscured window to side.

BEDROOM: Loft access via dropdown ladder, carpet as fitted with underfloor heating and window to side.

SHOWER ROOM: Porcelain tiled enclosure with remote controlled rainfall showerhead and further shower attachment, dual flush low level WC and vanity wash basin with storage under. Sensor mirror, chrome ladder towel rail, porcelain tiled flooring with underfloor heating and obscured window to front.

DETACHED OUTBUILDING:
Composite door opens into:
UTILITY AREA: Range of base units with worktop over and sink with mixer tap. Underfloor heating and cupboard with space for washing machine and tumble dryer and housing consumer unit.

WC: Low level WC, wall mounted wash basin, ladder towel rail and underfloor heating.
OFFICE: Underfloor heating and large sliding patio doors with stunning views.

OUTSIDE: Five bar gate provides access to large pea shingled area for off road parking with EV point and to the front of the property is a raised sleeper area with attractive rockery and various shrubs and plants. To the rear of the property, and adjoining the home, is a paved patio area, perfectly positioned to make the most of the stunning sunsets. The garden also features an external double power socket, generous wraparound area of lawn, and a timber shed.

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
Services - Mains Water, Electricity
Heating - LPG
Private Drainage - Treatment Plant

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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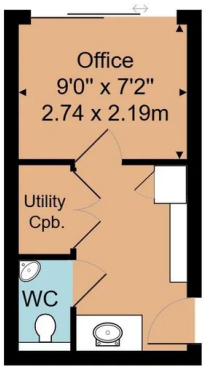

Outbuilding

Bungalow Approx. Gross Internal Area
828 sq. ft / 77.0 sq. m

Outbuilding Approx. Internal Area
157 sq. ft / 14.5 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.