



WHITEHILL ROAD

CROWBOROUGH - £395,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

1 Sherlock Court, Whitehill Road, Crowborough, TN6 1FH

Entrance Hall - Downstairs Cloakroom - Kitchen/Diner
Sitting Room - First Floor Landing - Three Bedrooms - En
Suite Shower Room - Family Bathroom - Rear Garden &
Decking Area - Front Communal Garden - Two Allocated
Parking Spaces

Occupying a pleasant position within a select development of just four properties, this chain free semi-detached home offers spacious accommodation, perfectly suited to family life. The property is entered via a welcoming entrance hall with a convenient downstairs WC. To the front is a kitchen/diner and to the rear is a generous sitting room with direct access out to the rear garden. Upstairs, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The main bedroom enjoys its own en suite shower room, complemented by a separate family bathroom serving the remaining bedrooms. Outside, the property features a private enclosed rear garden with a decked seating area. To the side, is a driveway providing two allocated parking spaces, together with an attractive communal lawned area.

COVERED ENTRANCE PORCH:

Obscured double glazed door opening into:

ENTRANCE HALL:

Stairs to first floor, understairs cupboard, carpet as fitted and radiator.

DOWNSTAIRS CLOAKROOM:

Low level dual flush WC and vanity wash basin with storage under. Mirrored wall, radiator, tiled flooring and obscured window to front.

KITCHEN/DINER:

Range of wall and base units with worktops over incorporating a one and half bowl stainless steel sink. Appliances include a built-in oven, a microwave, four ring gas hob with extractor fan, integrated dishwasher and integrated fridge/freezer. Wall mounted Viessman gas boiler, laminate flooring, radiator and windows to front and side.



SITTING ROOM:

TV point, carpet as fitted, radiator and double glazed French doors opening to rear garden.

FIRST FLOOR LANDING:

Carpet as fitted and access to loft.

BEDROOM:

Mirror fronted wardrobe cupboard, carpet as fitted, radiator, window to rear and door to:

EN SUITE SHOWER ROOM:

Tiled cubicle with integrated shower, dual flush low level WC and vanity wash hand basin with storage under. Mirrored wall, chrome heated towel rail, tiled flooring and obscured window to rear.

BEDROOM:

Mirrored fronted wardrobe, carpet as fitted, radiator and window to front.

BEDROOM:

Carpet as fitted, radiator and window to front.

BATHROOM:

Tiled cubicle with integrated shower, panelled bath with tiled surrounds, dual flush low level WC and vanity wash hand basin with storage under. Extractor fan and obscured window to side.

OUTSIDE FRONT:

Drive with two allocated parking spaces and use of communal area of lawn.

OUTSIDE REAR:

Decked area adjacent to the property, expanse of lawn, fence borders and side access.

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.

TENURE:
Freehold

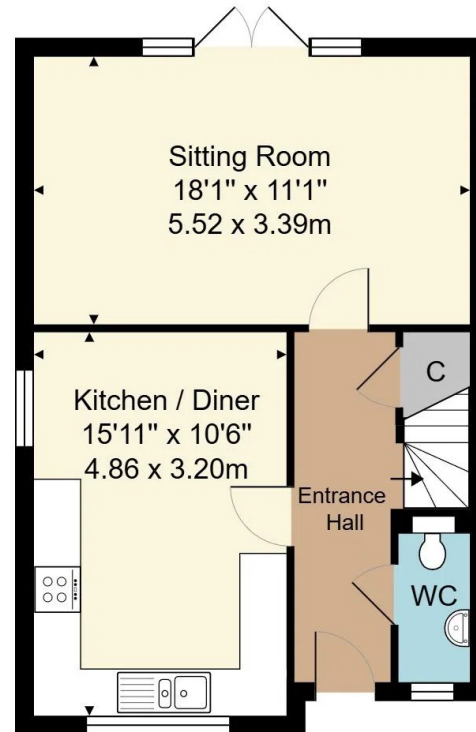
COUNCIL TAX BAND:
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VIEWINGS:
By appointment with Wood & Pilcher Crowborough
01892 665666

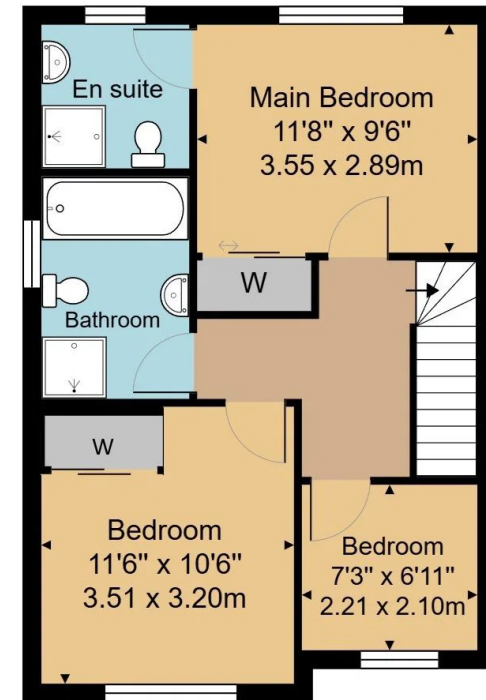
AGENTS NOTE:
An annual service charge of £150.00 is payable to cover costs relating to the maintenance of all the communal areas. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

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

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



Ground Floor



First Floor

Approx. Gross Internal Area 971 ft² ... 90.2 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.



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

