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WESTERN GARDENS

CROWBOROUGH - £285,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

33 Western Gardens, Crowborough, TN6 3EB

Entrance Hall - Sitting/Dining Room - Kitchen - Two
Bedrooms - Family Bathroom - Front & Rear Gardens
Single Garage - On Street Parking - Investment
Opportunity

Located in a cul-de-sac towards the outskirts of
Crowborough with good access to the mainline station
and no onward chain is this end of terrace family home.
The accommodation comprises an entrance hall, open
plan sitting/dining room with access to the rear garden
and a bright and airy kitchen. To the first floor are two
bedrooms and a family bathroom. Externally there is an
easy maintenance paved and decked rear garden and the
benefit of a garage en bloc.

Exterior lighting and a UPVC glass panelled front door
opens into:

ENTRANCE HALL:

Cupboard housing consumer unit, stairs to first floor,
radiator and carpet as fitted.

SITTING/DINING ROOM:

Under stairs cupboard, carpet as fitted, tv/telephone
points, radiator, double glazed window to front and
double glazed patio doors opening to rear garden.

KITCHEN:

Range of wall and base units with worktops over,
composite sink with mixer tap, 4-ring ceramic hob with
electric oven under and extractor fan over, separate
spaces for a washing machine, dishwasher and fridge,
vinyl flooring and double glazed window and UPVC door
to rear.

FIRST FLOOR LANDING:

Loft access and airing cupboard housing Worcester
Bosch boiler.

BEDROOM:

Large wardrobe with hanging space accessed via glass
sliding doors, recess storage area, carpet as fitted and
large double glazed window to front.

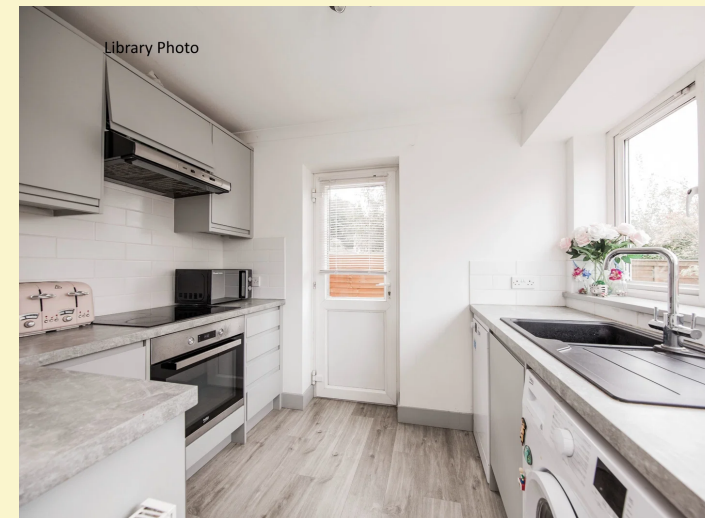
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BEDROOM:

Carpet as fitted, radiator and double glazed window to rear with views across Palesgate Woods.

FAMILY BATHROOM:

Panelled bath with shower attachment over, WC, pedestal wash hand basin, heated towel rail and obscured double glazed window to rear.

OUTSIDE:

The rear garden features a large patio adjacent to the property, raised decked area, timber shed and side access via gate.

Garage en bloc.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.



TENURE:

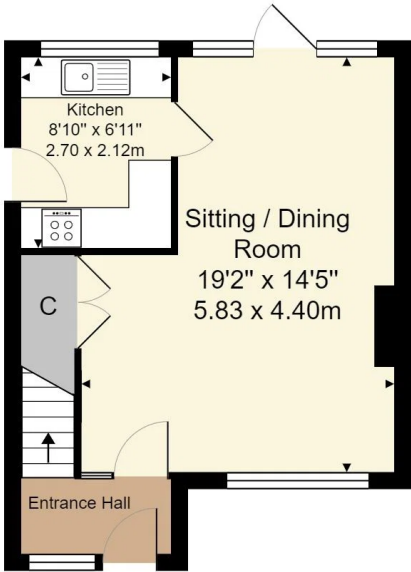
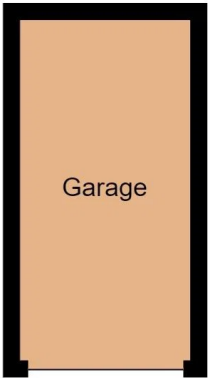
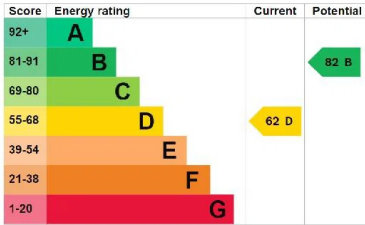
Leasehold
Lease - 999 Years From 24 June 1966
Combined Ground Rent & Service Charge - currently £125.00 per annum
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

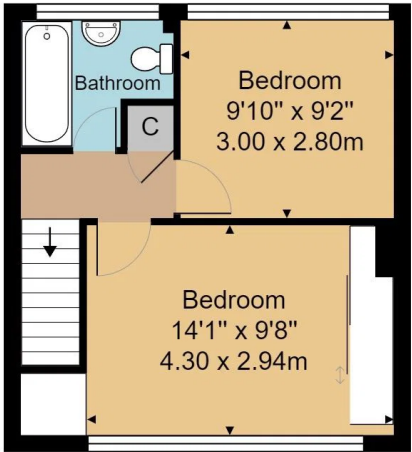
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VIEWING:

By appointment with Wood & Pilcher Crowborough
01892 665666



Ground Floor



First Floor

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.

Approx. Gross Internal Area 682 ft² ... 63.4 m² (excluding 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.



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