



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Family House
- 3 Bedrooms
- Bathroom & Shower Room
- Sitting & Dining Areas
- Double Garage & ORP
- Energy Efficiency Rating: B

**Oliver Close, Crowborough**

**£475,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

### 32 Oliver Close, Crowborough, TN6 1JZ

Located in a highly sought-after central position, this extended three-bedroom detached home offers spacious living options. The property benefits from off-road parking and a double garage. Beneath the garage is a substantial outbuilding, accessed via the rear garden, ideal for use as a home office, studio, or hobby space. The patio garden is designed for easy maintenance. The home also features a range of energy-efficient upgrades, including solar panels with battery storage and an air source heat pump, helping to reduce running costs and improve year-round efficiency. The ground floor comprises a welcoming entrance porch, a convenient W/C, and an impressive extended kitchen with built-in appliances. A separate utility room with direct access to the garden adds further practicality. To the rear, a bright and generously sized open-plan living and dining area overlooks the low-maintenance patio garden. Upstairs, there are two well-proportioned bedrooms, an additional bedroom, a modern family bathroom, and an additional separate shower room.

#### PORCH/HALLWAY:

Radiator, obscure window to side and front door with obscure glass insert. Carpeted stairs with built-in storage below.

#### CLOAKROOM:

Low-level WC with built-in cistern, vanity unit with sink over, tiled splashback, obscure glass window to side and controls for solar and EV charger.

#### KITCHEN:

Low and high-level units, integrated electric oven and grill, electric hob with extractor fan over, microwave, dishwasher and washing machine. Marble effect worktops incorporating a one and a half aluminium sink with drainage and window to front.

#### UTILITY ROOM:

Full floor to ceiling nine door cabinetry storage and rear door with access to the garden.

#### SITTING & DINING AREAS:

Two radiators, carpeted, two windows to rear and French doors opening to the rear garden.

#### FIRST FLOOR LANDING:

Carpeted with window to side, airing cabinet, radiator and loft access.

#### BEDROOM:

Large four door wardrobe with drawers under and two fixed chest of drawer storage unit, carpeted, radiator and window to rear.

#### BEDROOM:

Large double door cupboard, carpeted, radiator and window to rear.

#### BEDROOM:

Carpeted, radiator and window to rear.

#### BATHROOM:

Bath with shower taps and showerhead over, vanity unit with mounted sink storage and a low-level WC.





**SHOWER ROOM:**

Large walk-in shower with Aqualisa shower and tiled surround, low-level WC, vanity unit with mounted sink with tiled splashback, radiator, tiled flooring, chrome towel rail and obscure window to side.

**OUTSIDE FRONT:**

Front garden laid to lawn with airsource heat pump.

**OUTSIDE REAR:**

Double door garage and driveway with parking for two cars and EV charger. tiered and paved areas of garden and access into outbuilding.

**OUTBUILDING:**

Wood door with glass insert, laminate flooring, lighting and power, and storage cabinetry

**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:**

E

**VIEWING:**

By appointment with Wood & Pilder 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](http://www.gov.uk)

Services – Ask Agent

Heating – Ask Agent

Restrictions – Ask Agent

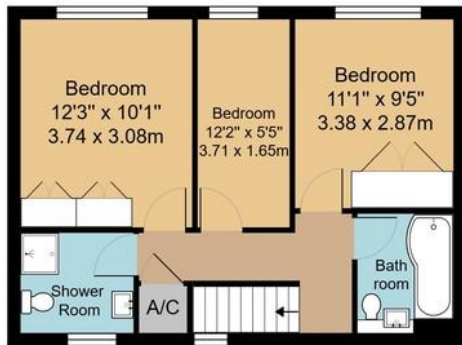
Rights and Easements – Ask Agent

Building Safety – Ask Agent

Planning Permission – Ask Agent

Accessibility/Adaptations – Ask Agent

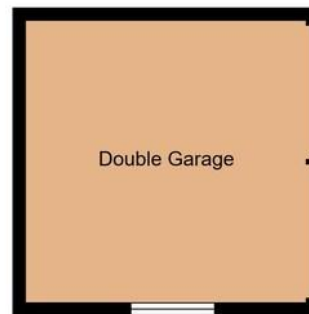
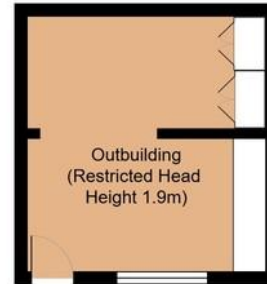




**First Floor**



**Ground Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

House Approx. Gross Internal Area 1081 sq. ft / 100.5 sq. m  
 Outbuilding Approx. Internal Area 226 sq. ft / 21.0 sq. m  
 Garage Approx. Internal Area 283 sq. ft / 26.3 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.

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