



THE FARTHINGS  
CROWBOROUGH - £625,000





# 11 The Farthings

Crowborough, TN6 2TW

**Entrance Hall - Downstairs Cloakroom - Sitting Room  
Dining Room - Kitchen/Breakfast Room - Self Contained  
Annexe Comprising A Kitchen - Sitting/Dining Room  
Bedroom - Shower Room - First Floor Landing - Four  
Further Bedrooms - En Suite Bathroom - Family Bathroom  
Double Garage - Off Road Parking - Front & Rear Gardens**

A chain free, beautifully presented detached property offers spacious and versatile living, ideal for multi-generational families or those seeking additional income potential from a self-contained annex. Recently redecorated with new carpets throughout, the property is move-in ready. The kitchen and bathrooms, while functional, present an excellent opportunity for buyers to modernise and add their own personal touch. Upon entering, you're welcomed by a hallway featuring a convenient downstairs cloakroom. The main sitting room exudes character with an open fireplace as its focal point, exposed beam ceilings, and views over the mature rear garden. The dining room is of an excellent size, perfect for hosting and accommodating a large formal dining table. The traditional-style kitchen opens into a spacious breakfast area, creating a practical and sociable space. From here, a door leads into the self-contained annex, comprising a bright and airy sitting room, its own traditional kitchen, shower room, and a double bedroom, an ideal setup for extended family, guests, or independent living. Upstairs are four generously sized bedrooms. The main bedroom features an en-suite bathroom, while a well-appointed family bathroom serves the remaining bedrooms. Outside, the home is equally impressive. A charming front garden and driveway lead to a double garage with up-and-over doors. The rear garden is mature and beautifully landscaped, featuring a large paved patio area, a newly decked terrace, and a stunning wisteria.

**PORCH:** Fitted carpet, radiator, wall lighting and glass fronted door opens into:

**ENTRANCE HALL:** Under stairs cupboard, stairs to first floor, fitted carpet and a smoke alarm.

**DOWNSTAIRS CLOAKROOM:** Low level wc, pedestal wash hand basin with mirror above, wall mounted electric consumer unit, recently fitted lino flooring, radiator and obscured window to the front.

**DINING ROOM:** Recently fitted carpet, radiator and windows to front and side.

**SITTING ROOM:** Open fireplace with brick cheeks, brick hearth and wooden mantle over, beamed ceiling, recently fitted carpet, two radiators and two windows overlooking the rear garden.





**KITCHEN/BREAKFAST ROOM:** Kitchen Area: Range of traditional style high and low level units with work surfaces over incorporating a stainless steel sink. Appliances include a fan assisted oven with grill above, four ring gas hob with extractor fan above and spaces for a dishwasher, fridge/freezer, washing machine and tumble dryer. Wall mounted Vaillant boiler, radiator, recently laid wall tiling, beamed ceiling and window to front. Breakfast Area: Plenty of room for a large breakfast table and chairs, recently laid floor tiling, radiator and sliding doors lead out to the decked terrace.

**INNER HALLWAY:** Recently fitted carpet and radiator.

**SELF CONTAINED ANNEXE:**

**SHOWER ROOM:** Fully tiled corner cubicle with thermostatic shower, low level wc, pedestal wash hand basin with mirror and shaver point above, lino flooring, radiator and extractor fan.

**KITCHEN:** A traditional range of high and low level units with tiled splashback and worksurfaces over along with a wall mounted pull-up breakfast bar. Appliances include a fan assisted oven with grill, four ring electric hob with extractor fan and spaces for a low level fridge/freezer and washing machine. Carpet floor tiling, recently fitted carpet, radiator, window to side and door giving access to the front and rear gardens.

**BEDROOM:** Triple fitted wardrobe, fitted cupboard with wooden slatted shelving, recently fitted carpet, radiator and window to side.

**SITTING/DINING ROOM:** Ample space for sitting and dining room furniture, wall lighting, recently fitted carpet, two radiators, window overlooking the garden and sliding door gives access to a terrace and garden beyond.

**FIRST FLOOR LANDING:** Recently fitted carpet, beamed ceiling and walling, large loft hatch, smoke alarm and window to the front.

**MAIN BEDROOM:** Recently fitted carpet, radiator, two windows to rear overlooking the garden and door into:

**EN SUITE BATHROOM:** Panelled bath with Aqualisa shower over and bifold glass surround, low level wc, pedestal wash and basin, recently fitted lino flooring, radiator and obscured window to the side.

**BEDROOM:** Fitted cupboard, recently fitted carpet, radiator and window to the front.

**BEDROOM:** Airing cupboard housing the hot water tank with wooden slatted shelving, recently fitted carpet, radiator and window overlooking rear garden.

**BEDROOM:** Recently fitted carpet, radiator and window to front.

**FAMILY BATHROOM:** Panelled bath with Aqualisa shower over and glass shower screen, low level wc, wash hand basin set into vanity unit with cupboard, recently fitted lino flooring, heated towel rail, circular glass mirror, extractor fan, part tiled walling and obscured window to side.





**DOUBLE GARAGE:** Accessed via two up/over garage doors the garage comprises concrete flooring, wall mounted electric consumer unit, fitted floating shelving, vaulted ceiling, electric strip lighting and window to side.

**OUTSIDE FRONT:** A low maintenance area of garden which is mainly laid to lawn with raised flower bed borders enclosed by Sussex Stone surrounds, mature trees and shrubs and a concrete drive provides off-road parking and access to the double garage. A wooden gate to the side gives access to the rear garden.

**OUTSIDE REAR:** A recently replaced terrace enclosed by a wrought iron balustrade leads to a paved patio, with the rest of the garden predominantly laid to lawn and enhanced by a beautiful wisteria and a mature variety of shrubs and trees.

**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 excellent state and private schools for both junior and secondary levels, 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.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

**VIEWING:** 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](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas

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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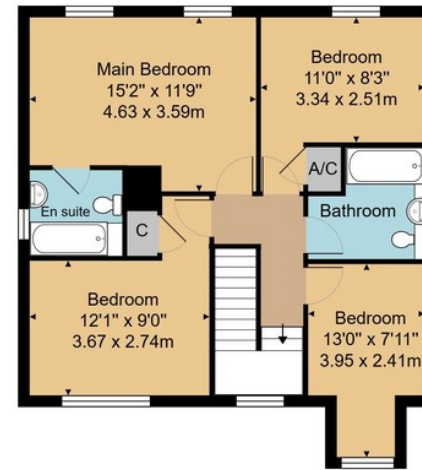
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**First Floor**



**Ground Floor**

Approx. Gross Internal Area  
2222 ft² ... 206.4 m²  
(Includes 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.

