

Sold STC



1 Morton Villas, Whitehill Road, Crowborough, East Sussex, TN6 1JU

£385,000 Freehold

- 3 bedroom semi detached family home
- Potential to convert eaves storage into fourth bedroom
- South facing rear garden
- Off road parking
- Walking distance to town centre, local shops and pubs
- On Tunbridge Wells to Brighton bus route via Crowborough town
- Within walking distance of primary and senior schools.
- A short drive to local leisure centre and gyms
- Crowborough railway station with trains to London
- Walk to the town centre and find several restaurants and pubs

This delightful town house is only 11 years old and set out over three floors with potential to convert the eaves space into a fourth bedroom. The property has a living room, downstairs wc and a kitchen diner that leads out onto a patio and south facing garden. The first floor has two good sized double bedrooms and a family bathroom. The second floor boasts a large double bedroom with shower room and wc. There is generous eaves storage that could potentially be used as an office, or converted to a fourth bedroom. There is parking to the front of the property and further parking on the road opposite. The town centre is within walking distance, as are primary and senior schools - and the pub! A regular bus route runs between Tunbridge Wells and Brighton via Crowborough town centre. This property will create a lot of interest and we recommend a viewing as soon as possible.

Viewing Information

To arrange a viewing please call Wendy Castle at Mother Goose Estate Agents



Location

Crowborough is built on the edge of the Ashdown Forest in the High Weald area of outstanding natural beauty, boasting wonderful walks for miles and miles across the forest. Although fairly rural, the town is only 7 miles away from busy Tunbridge Wells. Many people commute daily from Crowborough by train to London. Brighton and Eastbourne are within 25 miles and Gatwick Airport is 23 miles away. This property is on a regular bus route that runs between Tunbridge Wells and Brighton. The bus stop is near to the house and has a regular service to Tunbridge Wells and it's Grammar Schools. The house is ideal for a family as it is very close to Primary and Senior schools. It is slower pace of life in Crowborough and residents enjoy being away from the hustle and bustle of a busy town - with more of a village feel to Crowborough. We have Waitrose and many other supermarkets, restaurants of international cuisine and several pubs. Additional amenities include leisure centre, swimming pool, gyms, football club, rugby club, golf club and free parking in the town!



Ground floor

Hallway

Step through the part glazed front door into a generous hallway. Wood effect laminate flooring. Radiator. Large under stairs storage cupboard. Door to wc.

Kitchen/dining room

Light and spacious with fully glazed doors leading out to a patio and south facing garden. Fully fitted eye level and base cupboards. Part tiling with extensive worktops. Integral washing machine, Integrated gas hob and double electric oven (less than a year old), dishwasher (currently not working). Worcester Bosch boiler that has a new gas safety certificate. Stainless steel sink with mixer taps and single drainer. Vinyl flooring. Radiator.

Living room

Large room with bay window to front of property. Radiator. Internet and telephone point.



Downstairs toilet

Low level wc and corner basin with mixer taps. Opaque window to side of property. Radiator. Part tiled walls. Vinyl flooring.

First floor

Double bedroom

Large room with window to front of property. Triple wardrobe with hanging rail and shelving. Radiator.

Double bedroom

A good sized double room. Radiator. Window overlooking rear garden.

Family bathroom

Bath with shower over. Glass shower screen. Basin with mixer tap over. Vinyl flooring. Low level wc. Stainless steel heated towel rail.

Second floor



Double bedroom

Another good sized double bedroom that could be used as the master bedroom. Radiator. Window to front.

Shower room

Low level wc. Shower cubicle with power shower. Part tiled walls. Opaque window to side of property.
Radiator

Eaves storage

This area has power and light and could easily be used as an office. Boarded flooring. Huge potential to convert this into a fourth bedroom fairly easily.

Rear garden

This is accessed by a side gate or from the patio doors in the kitchen. South facing and a real sun trap! Small patio area and mainly laid to lawn. Shed. Path to side gate.

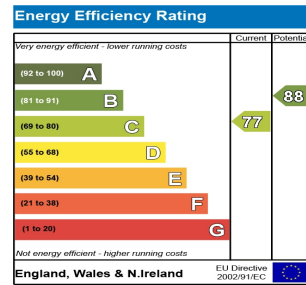


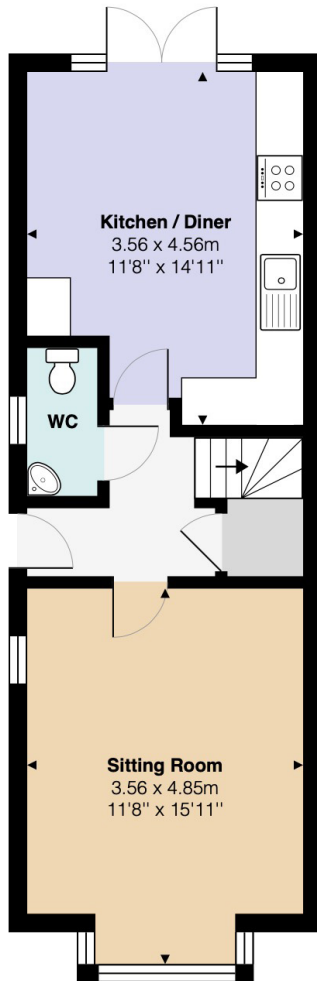
Front garden

One allocated parking space. One visitor space that is shared with the adjoining neighbour. Plenty of free parking in the road opposite.

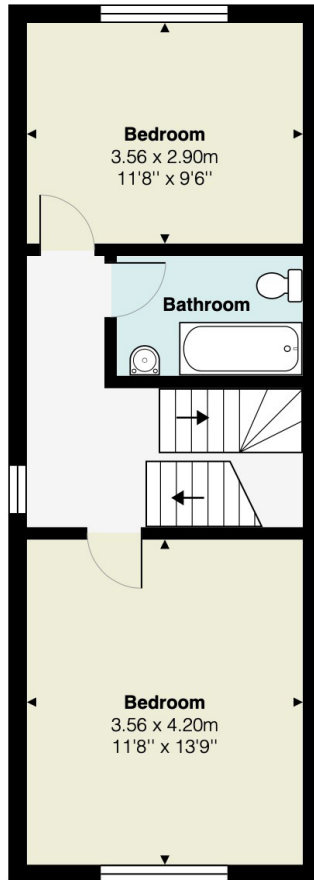
EPC rating

This property has an EPC rating of C.

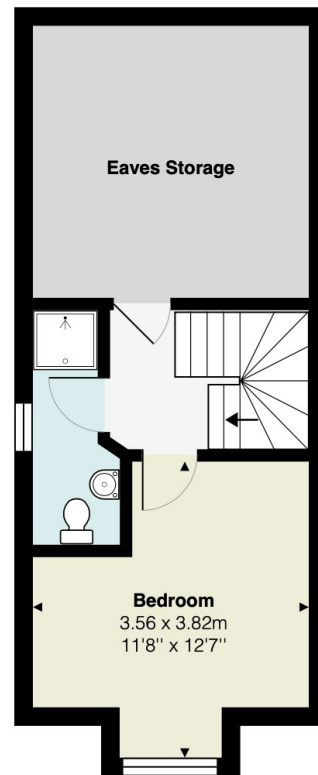




Ground Floor
Area: 39.9 m² ... 429 ft²



1st Floor
Area: 38.7 m² ... 417 ft²



2nd Floor
Area: 32.2 m² ... 347 ft²

1 Morton Villas, Whitehill Road, Crowborough

Total Area: 110.8 m² ... 1193 ft²

All measurements are approximate and for display purposes only