



Little Willows Blackness Road, Crowborough, Sussex, TN6 2NB

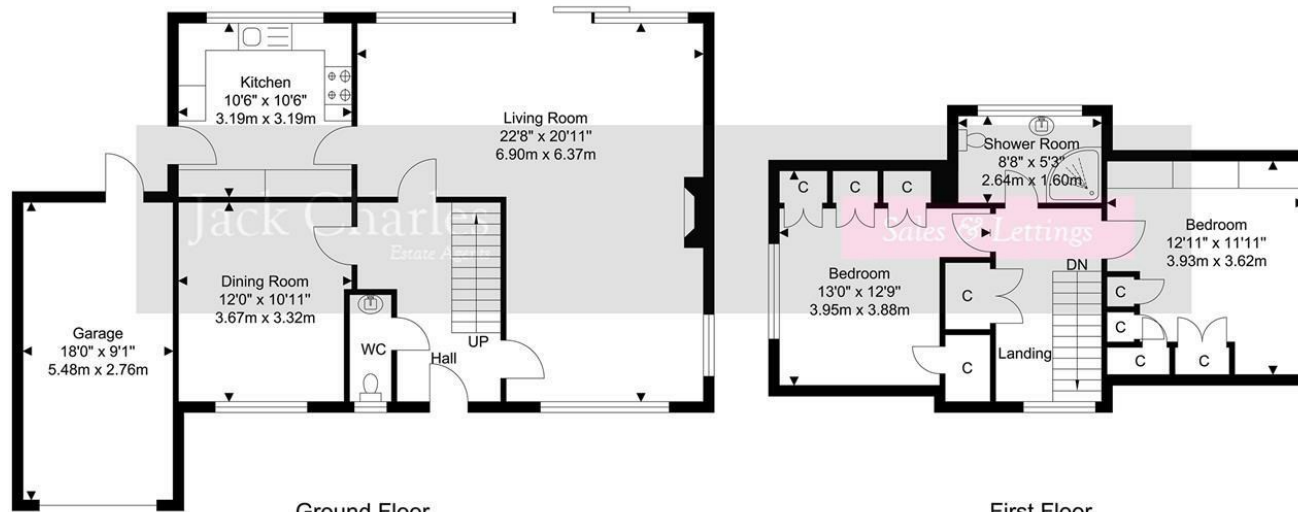
Guide Price £550,000 - £600,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached House
- Private & Mature Gardens
- Large L-Shape Dual Aspect Reception Room
- Two/Three Bedrooms
- Spacious & Well Appointed Layout
- Modern Shower Room W/C
- Beautiful & Idyllic Setting
- Driveway & Garage With Electric Door
- Well Presented Internally & Externally

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
891.46 SQ.FT.
(82.82 SQ.M.)

First Floor
Approximate Floor Area
447.88 SQ.FT.
(41.61 SQ.M.)

TOTAL APPROX FLOOR AREA 1339.35 SQ.FT. (124.43 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92 plus	A		99
81-91	B		
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Important Notice:
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To Be Sold

Jack Charles welcome to the market this beautifully positioned detached residence originally built in 1971 that is beautifully insulated by mature gardens and is found peacefully within a road with little passing traffic, yet within easy reach of local amenities. Internally the property offers a versatile and well appointed rooms that enjoy a light, bright and spacious layout with entrance hall, cloakroom w.c, a large L-shape lounge/diner with a light dual aspect, fitted kitchen and third bedroom/reception room that is currently used as a formal dining room. To the first floor two double bedrooms with a modern shower room w.c. It should be noted that each of the rooms enjoy lovely verdant views to all sides onto the attractive gardens that surround the property that in turn afford privacy to the property itself. Externally an initial shared driveway leads to parking and a garage with electric door, light and power. Well stocked gardens are found to the front, side and rear with the rear garden offering two areas of patio and a level lawn with mature borders. The property has been well maintained over the years and more recently within the last 3 years has benefited from a new boiler, carpets, shower room and redecoration and thus afford more convenience to the lucky buyer. The property is offered for sale chain free and viewings are encouraged from buyers seeking a property that enjoys a versatile layout within a idylic position. The semi rural location and position of Blackness road is often sought and is with reach of local amenities, train station, schooling and road links and early viewings are encouraged via appointed sole agents Jack Charles.

Crowborough

Crowborough is a small town that boasts a great selection of amenities and shopping facilities that include Waitrose, Morrisons and Lidl Supermarkets with banks, post office as well as many independent retailers. Well regarded schooling for all ages and recreational facilities that include swimming pool, Tennis and Squash Club, Bowles outdoor activity centre, two golf courses and the famous Ashdown Forest with 6,000 acres of open space to enjoy. Tunbridge Wells with its theatres, more extensive shopping and leisure complex is within a short driving distance and the coast of Brighton and Eastbourne are approx an hours drive. There are mainline rail services to London in approximately one hour from the nearby Jarvis Brook or Eridge stations as well as mainline services from nearby Tunbridge Wells & Frant found close by.

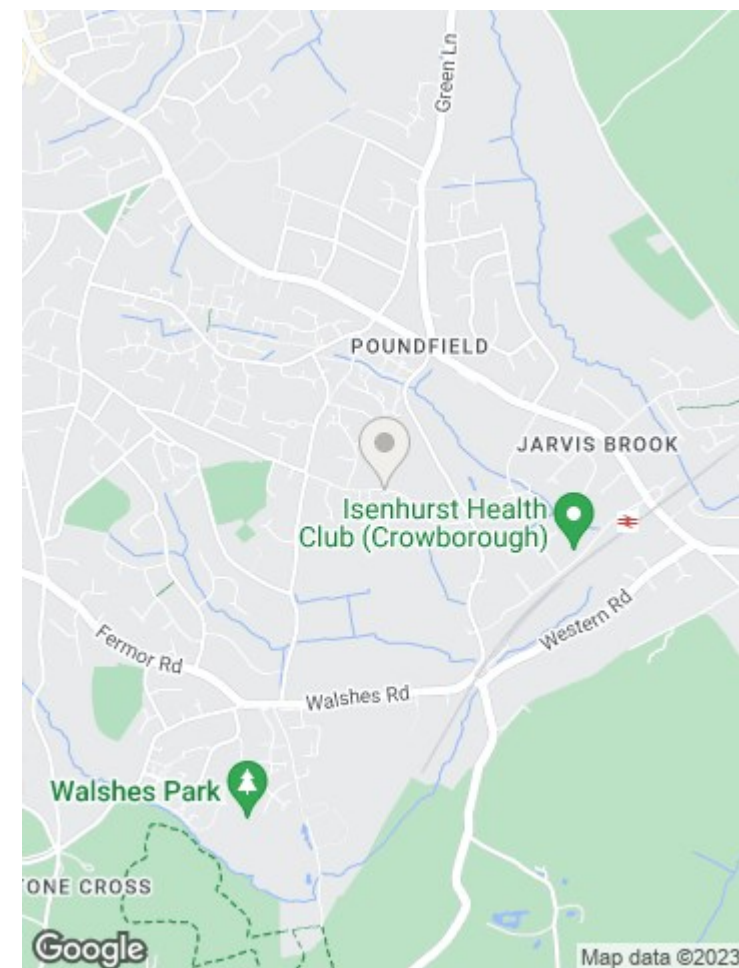
Directions To View

A 26 from Tunbridge Wells towards Crowborough. At the Boarshead roundabout take the first exit onto Eridge Road you will pass Crowborough Rugby club on your left.

At the first small roundabout this becomes Green Lane. There are speed bumps and another roundabout on this road. At the end of the road, go straight over into Tollwood Road. Take the first turning on the right into Blackness Road and the property Little Willows is the second on the right and the property is on the right hand side.

Agents Note

The seller of the property is related to an employee of Jack Charles





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Estate Agents

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