



LAVENDER HOUSE, ERIDGE ROAD
CROWBOROUGH - £859,000

Lavender
House

 **WOOD & PILCHER**
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Lavender House

Eridge Road, Crowborough, TN6 2SS

Entrance Hall - WC - Integral Garage

Kitchen/Dining/Sitting Room - Utility Room - Main

Bedroom With En Suite Shower Room - Three Further

Bedrooms - Family Bathroom - Off Road Parking

Attractive Rear Garden & Patio

10 Year Advantage Warranty

Set to the outskirts of Crowborough is this brand new quality built detached home by Prestige Homes of Sussex. The combination of four bedrooms, an en suite shower room, a family bathroom, and an open-plan bespoke kitchen/diner/sitting room offers plenty of space for comfortable living and entertaining. The utility room and integral garage add practicality, while off-road parking ensures convenience. And with a rear garden and patio, there's outdoor space to enjoy as well. The superb finish of this home will be appreciated when viewing.

COVERED ENTRANCE PORCH:

Flagstone flooring and composite front door opening into:

ENTRANCE HALL:

Coir entrance matting, stairs to first floor, tiled flooring, understairs cupboard with data points and alarm and doors to:

DOWNSTAIRS CLOAKROOM:

Fitted with a dual flush low level WC with Quartz top over, vanity wash hand basin with storage under, chrome heated towel rail, sensor touch mirrored cupboard and tiled flooring.





INTEGRAL GARAGE:

Accessed via electric roller blind door and comprising a door to side return, concrete flooring and electric points.

KITCHEN/DINING/SITTING ROOM:

Kitchen Area:

A Burnhill kitchen featuring a range of high quality of wall and base units with quartz worktops and upstands over with twin Butler sinks and a Quooker tap. Neff appliances include an induction hob with extractor fan over, eye level twin ovens and integrated appliances include a fridge, freezer and dishwasher. Tiled flooring, underfloor heating, wall mounted thermostat, LED downlighters and a large window to side.

Dining Area:

Tiled flooring and bi-fold doors opening onto the rear patio.

Sitting Room Area:

TV point, ethernet points, fitted carpet, LED downlighters, window to rear and bi-fold doors opening onto the rear patio.

UTILITY ROOM:

Range of wall and base units with Quartz worktops and Blanco sink with swan mixer tap. Siemens integrated washing machine and tumble drier, wall mounted Worcester Bosch boiler, wall mounted consumer unit, tiled flooring with underfloor heating, window to front and stable door to side.

FIRST FLOOR GALLERIED LANDING:

Large cupboard with hanging rail and further storage area, fitted carpet and window to front.

MAIN BEDROOM:

USB and USB-C points, TV point, radiator, fitted carpet and window to front.

EN-SUITE:

Tiled large double shower enclosure with rainfall shower head and extra shower

attachment, vanity wash hand basin with storage under, low level dual flush WC, sensor mirrored cupboard, chrome heated towel rail, laminate flooring and obscured window to side.

BEDROOM 2:

USB and USB-C points, radiator, fitted carpet, LED downlighters and window to front.

BEDROOM 3:

USB and USB-C points, TV point, radiator, fitted carpet, LED downlighters and window to rear.

BEDROOM 4:

USB and USB-C points, LED downlighters, radiator, fitted carpet and window overlooking the rear garden.

FAMILY BATHROOM:

Panelled bath with rainfall shower head above, extra shower attachment and tiled surrounds, vanity wash hand basin with storage under, low dual flush level WC, chrome heated towel rail, laminate flooring, cupboard with sensor mirrored lighting and obscured window to rear.

OUTSIDE FRONT:

Brick block driveway providing off road parking for several vehicles and access to integral garage. Timber gates with side access to rear garden.

OUTSIDE REAR:

Large flagstone patio providing space for outside entertaining with remainder of the garden being predominately laid to lawn with some trees and enclosed by newly fitted timber fencing.

SITUATION:

The property is situated to the outskirts of Crowborough with the town itself providing an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby



Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. 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 grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

COUNCIL TAX BAND:

TBC

VIEWING:

By appointment with Wood & Pilcher 01892 665666





Approx. Gross Internal Area (Incl. Garage) 1844 sq. ft / 171.3 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.

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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