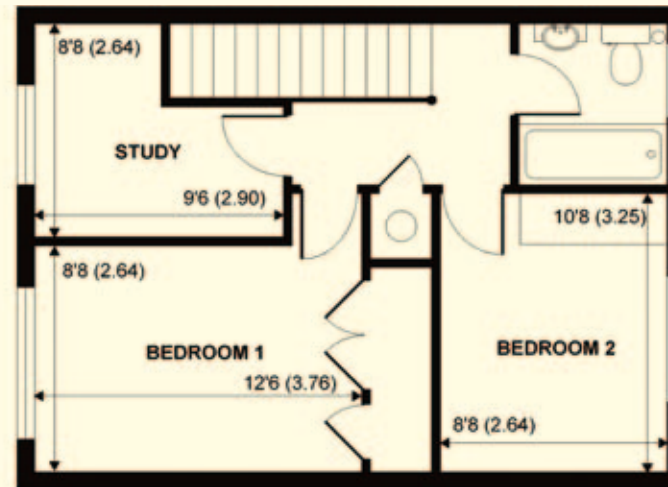
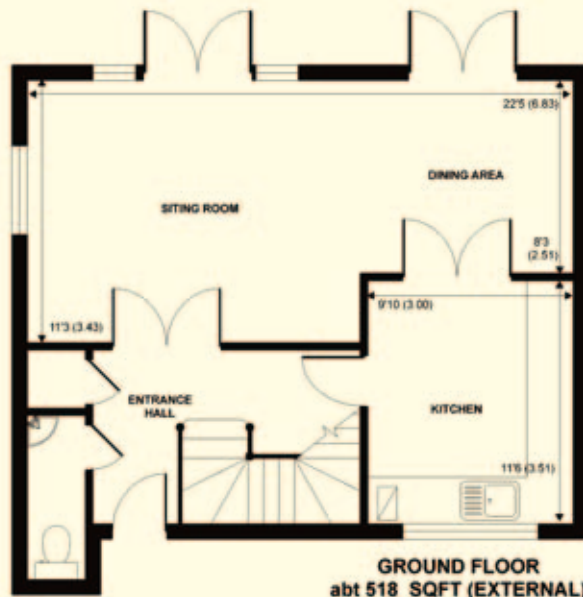




FIRST FLOOR
abt 509 SQFT (EXTERNAL)

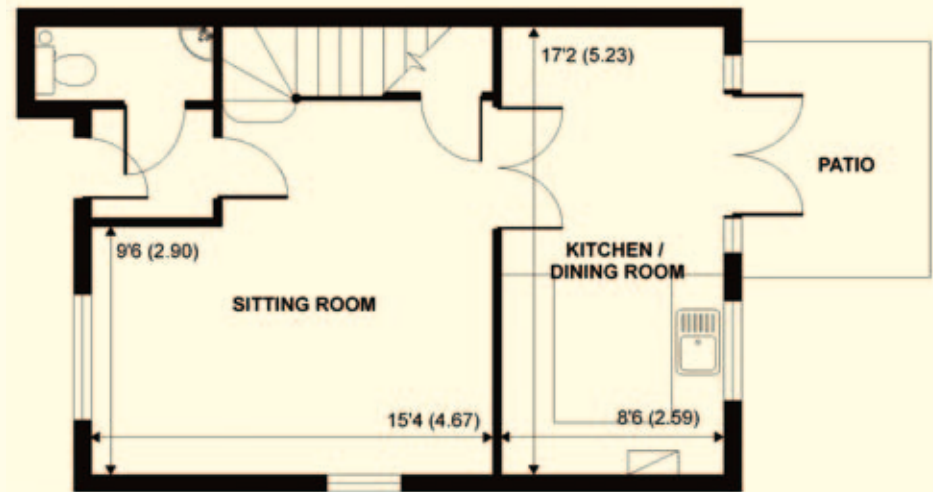


FLOOR
abt 471 SQFT (EXTERNAL)



GROUND FLOOR
abt 518 SQFT (EXTERNAL)

Plot 1 Belvedere Crowborough



FLOOR
abt 480 SQFT (EXTERNAL)

Plot 2 Belvedere, Crowborough



Plots 1 & 2 Belvedere
Belvedere Gardens
Crowborough



Crowborough

PLOTS 1 & 2 BELVEDERE, BELVEDERE GARDENS, CROWBOROUGH, EAST SUSSEX TN6 2LT

A new development by Clarus Solutions Limited comprising of one 2 bedroom and one 3 bedroom semi-detached properties situated in a convenient location.

Plot 1: 3 bedrooms, sitting room, dining area, kitchen,
2 bathrooms, gardens and off road parking for two vehicles

Plot 2: 2 bedrooms, sitting room, study, kitchen/dining room, family bathroom,
gardens and off road parking for two vehicles

The properties will benefit from gas fired central heating, double glazed windows and 10 year NHBC Guarantee

VIEWING: By appointment with owner's agents Wood & Pilcher

DIRECTIONS: From our offices turn right at the traffic lights and proceed through the High Street continuing onto Crowborough Hill. At the mini roundabout at the White Hart Public House turn right and first left into Queens Road. Continue along Queens Road taking the 2nd turning left into Blackness Road and after passing Luxford Lane, take the 2nd turning on the left into Belvedere Gardens where the properties will be found a short way along on the right hand side

SITUATION: The properties are situated in a convenient residential location which offers easy access to the town centre of Crowborough. Crowborough offers good shopping facilities, a wide range of junior and senior schooling and main line rail service at nearby Jarvis Brook with trains to London in approximately one hour. There are excellent recreational facilities including the Wolfe Recreational Ground nearby, Crowborough Beacon and Boars Head Golf Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The properties also give very easy access to the famous Ashdown Forest with its superb walks and riding facilities. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

DESCRIPTION: : Situated in this convenient residential location, Belvedere comprises of a pair of semi detached properties. Each property benefits from double glazed windows, gas fired central heating and a 10 year NHBC Guarantee. The properties will each afford two car parking spaces to the front.

Plot 1 comprises of master bedroom with en suite shower room, 2 further bedrooms, family bathroom, cloakroom, sitting room, dining room, kitchen, gardens and off road parking for two vehicles

Plot 2 comprises of 2 bedrooms, cloakroom, sitting room, dining room, study, kitchen, bathroom, gardens and off road parking for two vehicles

Below is the specification subject to availability; however, Clarus Solutions Ltd reserve the right to make alterations if necessary using the same standard of product.

SPECIFICATIONS

Kitchen

- Bespoke Designer Fitted Kitchens*
- Built in single oven stainless steel finish
- Integrated Dishwasher
- Integrated Washing Machine
- Integrated Fridge/Freezer
- Pelmet Lighting
- 1½ bowl sink unit in stainless steel
- Ceramic tiled flooring*
- Isolater grid switch to all kitchen electrical equipment engraved with relevant appliance



The Cross, Crowborough,
East Sussex TN6 1AL

Tel: 01892 665666 - Fax: 01892 668960

BRANCHES AT TUNBRIDGE WELLS, HEATHFIELD, SOUTHBOROUGH
& ASSOCIATED LONDON OFFICE



Plot 1 Sitting Room



Plot 1 Kitchen



Plot 2 Sitting Room



Plot 2 Kitchen

Electrical

- Dimmer switch light control to lounge, dining room and bedroom 1
- Inset low voltage lighting to kitchen and bathrooms
- Ample power points throughout
- Ventilation extractor to kitchen, bathroom and en-suite
- Shaver point to bathroom and en-suite
- External single socket to rear elevation
- Loft light fitted and power provided

Media and Communications

- Telephone point to lounge, kitchen and all bedrooms
- TV point to lounge, kitchen and all bedrooms
- Burglar alarm wiring only

Finishes

- Smooth ceilings and ornate cornicing to lounge, dining and hall/landing
- Dulux supermatt to walls, vinyl supermatt to bathroom and en-suite.
- Dulux white eggshell finish to painted woodwork
- PVCu double glazed windows white finish incorporating chrome lockable furniture
- PVCu soffit and fascia boards white finish
- High security steel faced front door incorporating five lever dead lock, painted finish*
- Smooth 6 panel internal doors white painted finish
- Smooth clear glazed doors white painted finish to lounge and dining area
- Chrome door furniture
- Loft ladder installed

Heating and Insulation

- Energy efficient gas fired central heating via radiators to all rooms (other than bathroom and en-suite)
- Heated towel warmers to bathroom and en-suite
- 24/7 Central heating programmer
- Thermal insulation to floors, walls and roof void

Security

- Burglar alarm system wired only
- High security steel front door incorporating five lever dead lock, painted finish*
- Windows incorporate lockable furniture except where fire escape/access
- Mains supplied smoke detector with battery back up to each floor
- Illuminated door bell to each home

Bathrooms, En-suite and Cloakroom

- Twyford's White sanitaryware
- Bath complete with shower handset for hair washing
- Bathroom and en-suite half tiled throughout with full height tiling to shower enclosures
- Heated towel warmers to bathroom and en-suite
- Chrome Taps and fittings
- Shower doors in chrome finish

Exterior

- Tarmac to private drives
- Riven slabbed patios
- External cold water tap fitted
- Front and rear landscaped gardens, laid to lawn with shrubs
- External light fitting adjacent front and rear doors including French doors
- External single socket to rear elevation
- 1.80m high overlap panel fencing dividing the rear garden of each property

General

- NHBC 10 Year buildmark warranty

Important Notice: Wood & Pilcher, their clients and any joint agents give Notice that they have no authority to make or give any representations or warranties in relation to the Property. Any statements on which a Purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or dimensions are approximate and must be independently verified. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the Property has necessary Planning, Building Regulation or other Consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated Title, or the existence of any Covenants or other legal matters which may affect the property.