



Eiger Lodge Rochester Way

Crowborough, TN6 2DR

Price Guide £400,000



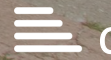
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Price Range £400,000 - £425,000

Banfield Estate Agents are delighted to offer to the market this well presented three bedroom detached family home, located just a short drive from Crowborough town centre and within walking distance of Crowborough Station. Laid out over two floors, the ground floor of the property consists of entrance hallway and downstairs toilet, to the first floor is the spacious lounge/ diner, fully fitted kitchen, three bedrooms with one benefitting from an en-suite shower room and the family bathroom. Externally the property boasts a generous driveway as well as double garage and tiered garden to the rear. Internal viewing is highly recommended to appreciate the wonderful views and space on offer!

Entrance Hallway

UPVC opaque double glazed front door with opaque glazed panel to the side opening into hallway with wood effect flooring and stairs rising to first floor. Understairs storage cupboard. Radiator. Door to:-

WC

Comprising of push button flush toilet and wall mounted sink. Wood effect flooring. Integral door through to garage.

First Floor

Landing

Stairs rising from ground floor, UPVC opaque double glazed door out to the rear. Wood effect flooring. Loft hatch to roof void with ladder and light. Useful storage cupboard with slatted shelving. Doors to:-

Living / Dining Room

An impressive reception room, with two UPVC double glazed windows to the front boasting lovely views. Radiator. Wood effect flooring.

Kitchen

A range of white wall and base units line the perimeter of the kitchen with wood effect worktop and tiled splashback. One and a half bowl stainless steel sink and drainer with UPVC double glazed window above to the side. 'Bush' oven with extractor fan above. Space for undercounter fridge. Wood effect flooring. Spotlights.

Bedroom One

Double bedroom with double glazed window to the rear looking out to the garden, with radiator below. Wood effect flooring. Door to:-

En-suite Shower Room

Fully tiled, enclosed shower cubicle with wall mounted shower. Heated towel rail. Vinyl flooring.

Bedroom Two

Double bedroom with double glazed window to the rear with radiator beneath. Wood effect flooring.

Bedroom Three

Single bedroom with double glazed window to the front. Radiator. Wood effect flooring.

Family Bathroom

This part tiled bathroom comprises of panel bath, pedestal sink with mirror above and push button flush toilet. Heated towel rail. Shaver socket. Opaque double glazed window to the side.

Garage & Parking

Integral double garage with electric up and over door, boasting power and light and lots of storage space as well as additional parking if required. Wall mounted 'Baxi' gas fired boiler. Tap. Door through to further area of storage. Driveway providing off road parking for several vehicles.

Rear Garden

Path running around the side and rear of the property, steps leading up to picket gate with area of lawn and shrubs to the side. Through the gate there is a patio area ideal for outside dining and entertaining. Hedging and arch through to further area laid to lawn with shed boasting power and light. Outside tap. Steps down to the driveway, gated side access.

Additional Information

Wealden District Council. Tax Band D.





Floor Plan



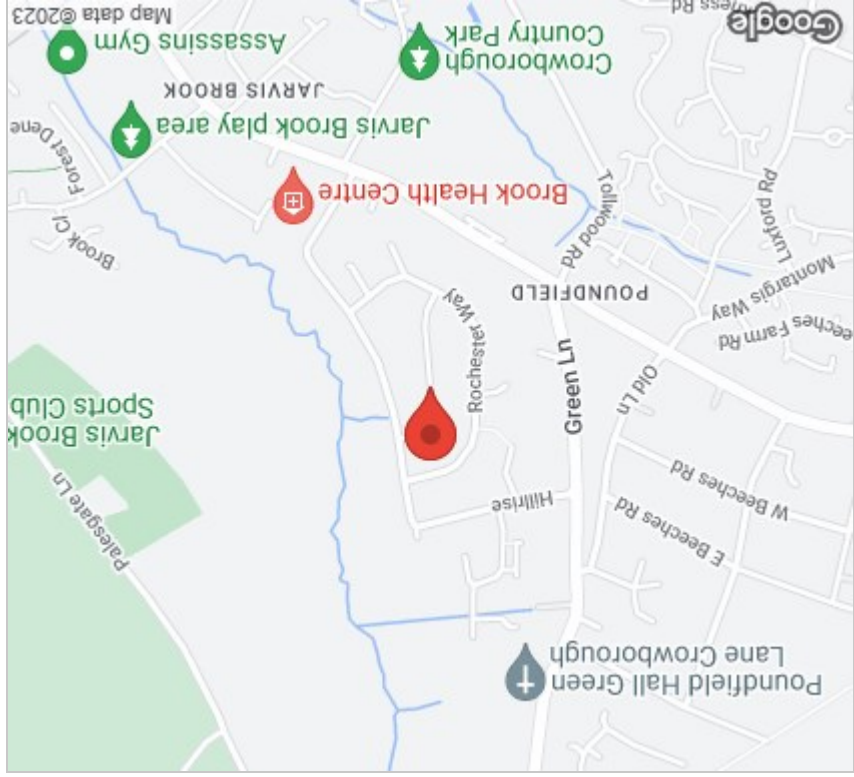
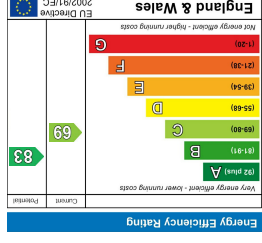
Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

01892 653333

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Energy Efficiency Graph



Area Map

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.