



40 Rochester Way, Crowborough, TN6 2DT.

Guide Price £375,000 - £400,000

Jack Charles  
Estate Agents

Sales & Lettings

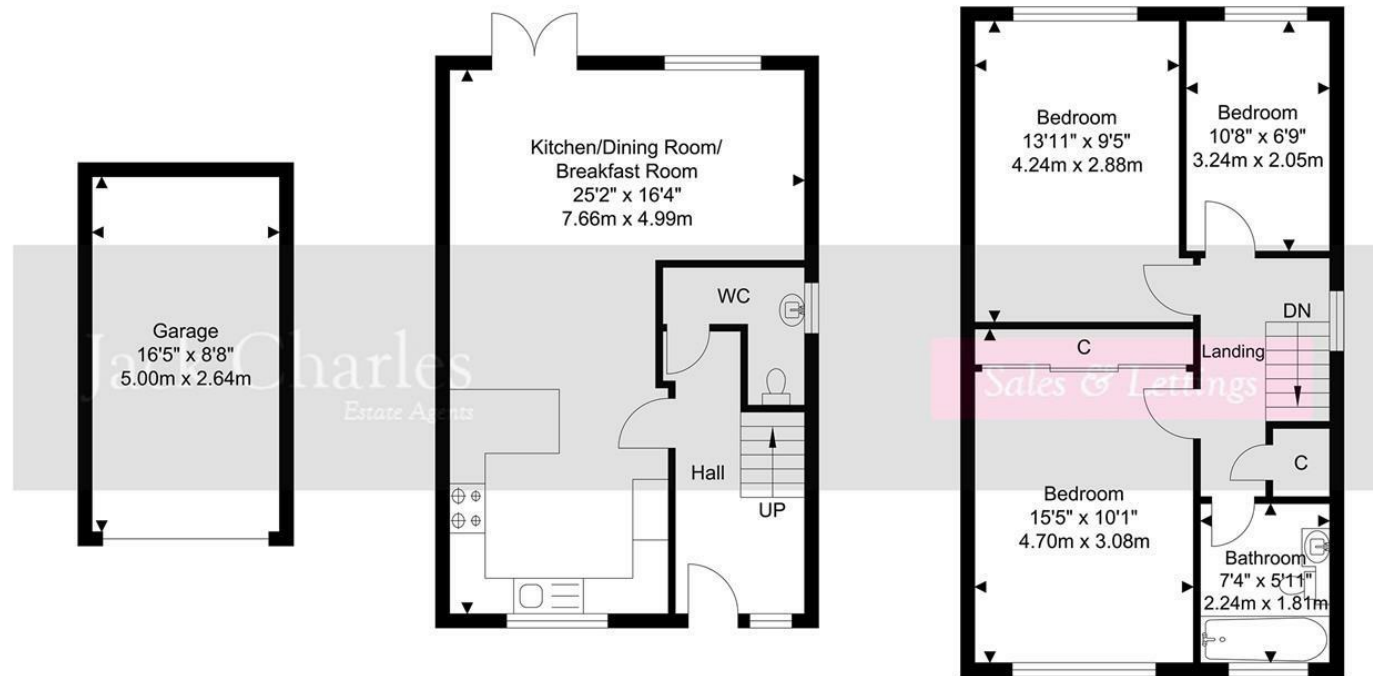


- Semi Detached House
- First Floor Bathroom
- Driveway & Garage

- Three Bedrooms
- Landscaped Garden
- Close To Main Line Station

- Open Plan Lounge / Dining Room / Kitchen
- Cloakroom / Wc
- Viewings Recommended

**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.



**Outbuilding**  
Approximate Floor Area  
142.08 SQ.FT.  
(13.20 SQ.M.)

**Ground Floor**  
Approximate Floor Area  
412.25 SQ.FT.  
(38.30 SQ.M.)

**First Floor**  
Approximate Floor Area  
486.52 SQ.FT.  
(45.20 SQ.M.)

**TOTAL APPROX FLOOR AREA 1040.87 SQ.FT. (96.70 SQ. M.)**  
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

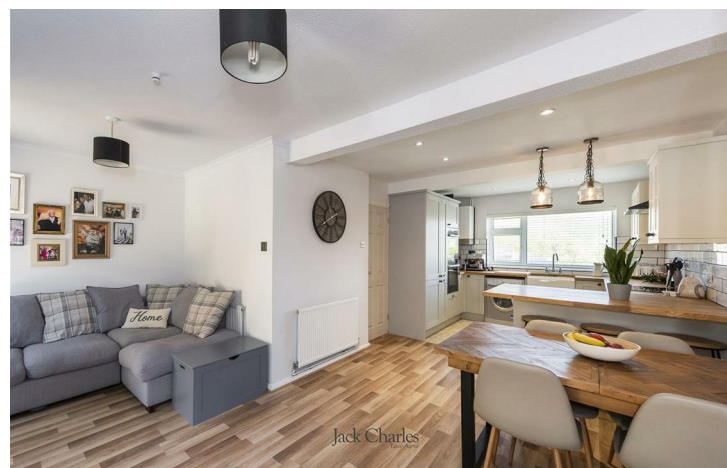
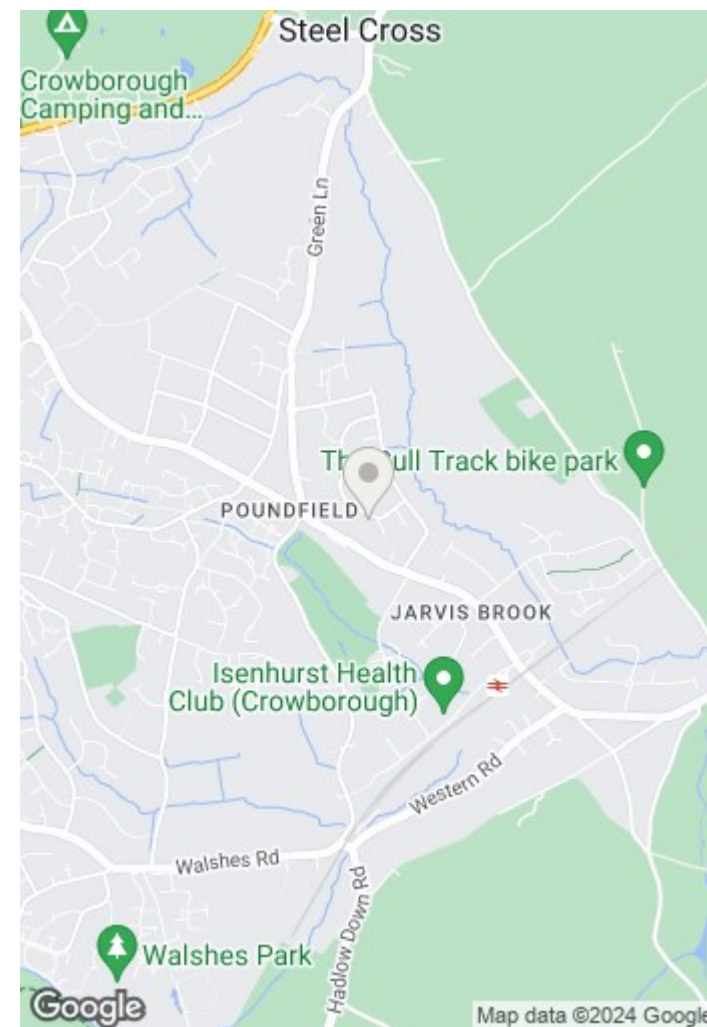
## To Be Sold

Jack Charles are delighted to offer sale this wonderful semi detached property situated in a popular location close to local schools as well as Crowborough mainline station. You enter into an entrance hall that has stairs to the first floor, and doors leading to the kitchen / family room and a downstairs cloakroom. The kitchen is fitted with a range of wall and base units incorporating cupboards and drawers. There is a breakfast bar with space under for stools and the room opens out nicely to a lounge / dining area which has doors out to the rear garden. To the first floor there are three bedrooms and a family bathroom.

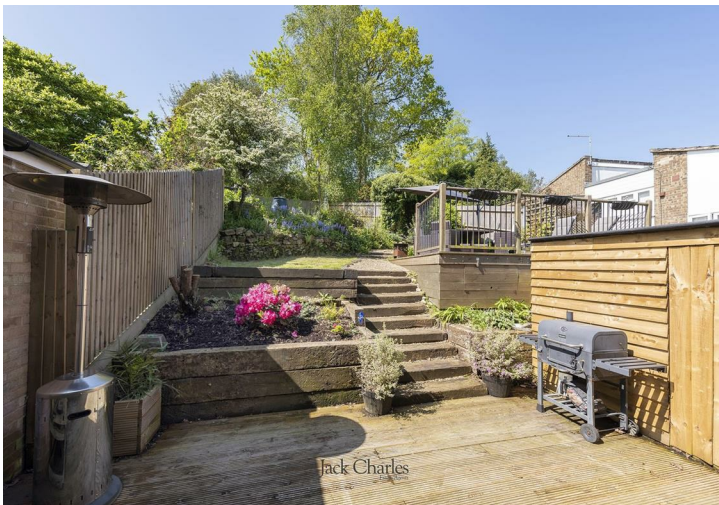
Outside to the front of the lawn area, driveway and a garage and to the rear there is a lovely landscape garden which is terraced providing a decking area and steps leading up to the remainder which has areas of lawn extensive flower and shrub borders and further deck seating area. To the very rear is a further area with a garden shed. viewings are recommended.

## 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.







**Jack Charles**  
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6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

