

01825 703000 / 01892 489000  
info@peteroliverhomes.co.uk

Peter Oliver



## Sefton Chase, Crowborough, TN6 2TG

- ▼ Detached Family Home
- ▼ 4 Generous Bedrooms
- ▼ Potential To Extend (STPP)
- ▼ Driveway & Single Garage
- ▼ Landscaped Gardens
- ▼ Conveniently Located



### EPC RATING

Current:

65 | D

Potential:

82 | B

**£500,000 - £525,000**



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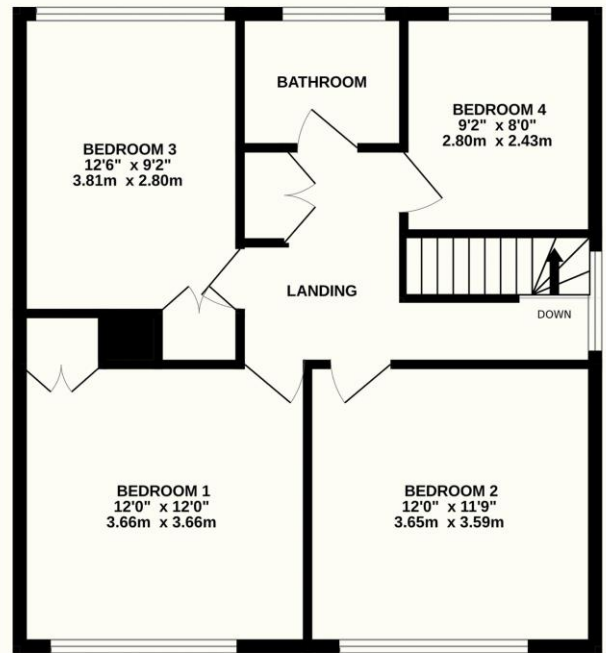
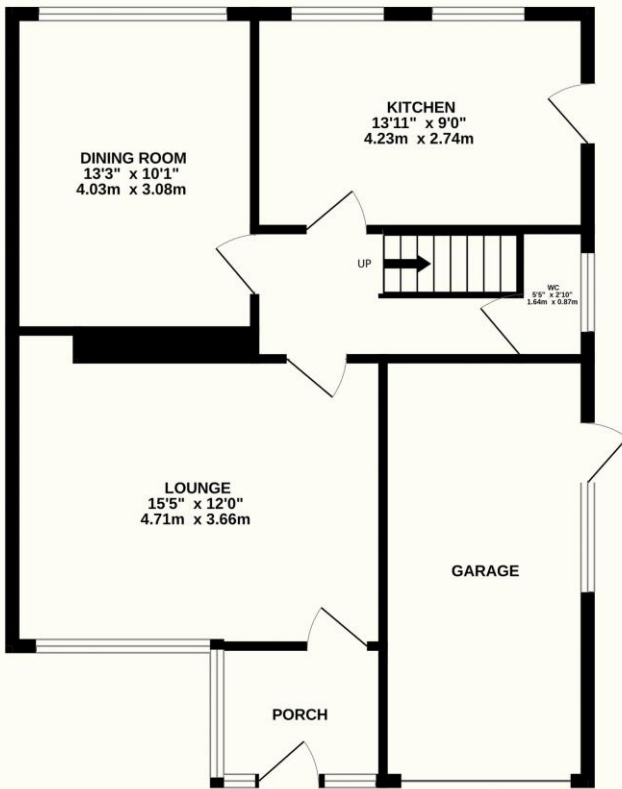
**\*\*GUIDE PRICE £500,000 - £525,000\*\*** Peacefully tucked into a cul-de-sac within this popular development just a short distance from Crowborough high street is this wonderful, much loved, four-bedroom detached family home. This property has potential for a two storey extension to be added. Having recently benefitted from a number of home improvements including several new double-glazed windows, secure front door, gutters and downpipes, this property offers you peace of mind knowing it has been lovingly maintained over the years. As you enter the property via the new front door you step into an entrance porch that opens into the warm and cosy lounge. Further accommodation arranged on the ground floor comprises a modern kitchen with beautifully finished wooden worktops, a separate dining room, and a modern w/c. Upstairs the spacious central landing provides access to all four extremely well proportioned and generously sized bedrooms served by a family bathroom. The space on offer lends itself perfectly to growing families and to those who may regularly have visiting guests. Outside, the plot is also just as spacious with a large front garden that has been landscaped to remain as low maintenance as possible with a driveway providing off road parking and leads to the integral single garage. To rear, the garden has also been landscaped and arranged with different areas to be enjoyed including a slabbed patio, raised beds, and expanse of lawn. What's certainly noticeable is the great level of seclusion making this a perfectly private outdoor space. The property is convenient situated within the town with most things being within walking distance including schooling for all ages, Crowborough high street, and the fantastic Freedom Leisure Centre, further emphasising the practicalities of this being a wonderful family home.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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TOTAL FLOOR AREA : 1348 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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