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

## Peter Oliver





- Four Bed Detached
- One Bed Annexe
- Convenient Location
- Driveway and Garage
- Ideal for 2 Households
- Generous Space





£575,000



Eridge Road, Crowborough, TN6 2SP

If you are in need of a spacious family home with a self contained annexe, then look no further! This 4-bedroom detached house is located in a convenient location within waking distance of Crowborough Town Centre and has the added benefit of a large 1 bedroom attached annexe with its own entrance porch, perfect for multi-generational living. The downstairs space comprises of handy porch, large L shaped living room with feature fireplace and dining area perfect for entertaining, a separate kitchen and useful utility room with downstairs WC. Stairs lead up to the first floor which has a spacious hallway with storage cupboards, two double bedrooms both with built in wardrobes, a well proportioned single room also with a built in wardrobe, a 4th bedroom/office and a family bathroom.

The annex consists of it's own kitchen, bathroom with shower over, living room and double bedroom, ideal for family members or guests when they come and visit.

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## Peter Oliver KITCHEN LOBBY -BATHROOM ANNEXE DINING ROOM 14'10" x 8'0" 4.52m x 2.43m WCI KITCHEN 8'1" x 7'9" 2.46m x 2.36m UTILITY 11'7" x 8'9" 3.52m x 2.67m ANNEXE GARAGE LOUNGE/DINER ANNEXE 14'2" x 12'4" LOUNGE **BEDROOM** 29'6" x 11'6" 8.99m x 3.51m 4.32m x 3.76m 11'6" x 11'0" 3.51m x 3.36m PORCH STUDY/ BED 5 7'5" x 5'0" .25m x 1.53m BATHROOM **BEDROOM 2** 13'2" x 8'8" 4.01m x 2.64m LANDING TOTAL FLOOR AREA: 1856 sq.ft. (172.4 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements **BEDROOM 1** 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 13'2" x 11'0" 4.01m x 3.35m BEDROOM 3 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024 2.57m x 2.42m



TENURE: FREEHOLD COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are