



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 358 SQ.FT.  
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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21 Belvedere Gardens, Crowborough, East Sussex, TN6 2LS

£1,450 Per month

- Three Bedroom Family Home
- Cul de Sac Location
- Conservatory
- Two Double Bedrooms and One Single Bedroom
- Long Term Let Offered
- Popular Residential Area
- Large Sitting/Dining Room
- Refitted Kitchen
- Front & Rear Gardens
- SORRY STRICTLY NO PETS



# 21 Belvedere Gardens, Crowborough TN6 2LS

A well presented three bedroom family home, which is perfectly located for local schools, nearby park and playing fields in a popular residential area of Crowborough.



Council Tax Band: C



The sitting/dining room is a large dual aspect room which leads to a conservatory and rear garden beyond. The kitchen has been recently refitted with light grey storage units, double oven, hob and extractor fan. There is space and plumbing for a washing machine.

Upstairs there are two double bedrooms and one single bedroom, a family bathroom comprising of a white suite to include bath, wash hand basin and WC, shower over bath.

Outside there are front and rear gardens, the rear garden being mainly laid to lawn, a gated rear access and large storage shed.

There is plenty of parking on a first come first served basis to the front.

The location is lovely, being in a small, quiet cul-de-sac, this means no passing traffic, apart from residents and visitors.

The property is being offered unfurnished and is end May.