



## Directions

## Viewings

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

## EPC Rating

C

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



2 Vine Cottages Western Road, Crowborough, East Sussex, TN6 3EZ

£1,250 Per month

- Mid Terrace Cottage
- South Facing Rear Garden
- Modern Bathroom Suite
- Available Immediately
- Two Double Bedrooms
- Shaker Style Kitchen
- Close to Local Amenities
- Security Deposit £1,442



## 2 Vine Cottages Western Road, Crowborough TN6 3EZ

A lovely, two double bedroom Victorian cottage with a large south facing rear garden located in a popular residential area.

 2

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 1

 C

Council Tax Band: C



A lovely, two double bedroom Victorian cottage with a large south facing rear garden. The property is located in a popular residential area within a short walking distance of Crowborough railway station, local primary school and supermarkets.

The cottage has a good sized lounge with a feature exposed brick chimney breast fireplace and wood flooring. The kitchen is well laid out with a range of base and eye level storage cupboards, built in oven and hob.

There is an attractive modern bathroom with bath and shower unit over.

From the kitchen/breakfast room a staircase rises to the first floor landing and two bedrooms, The master bedroom has a feature fireplace and the second bedroom has built in storage cupboards.

To the front of the house there is a low maintenance front garden with a path leading to the front door.

The large rear garden is a particular feature with a shingled patio area and the remainder laid to lawn along with a garden shed for storage.