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 **KMJProperty**
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Craigmore Hall, Crowborough Hill

Guide Price £375,000-£400,000

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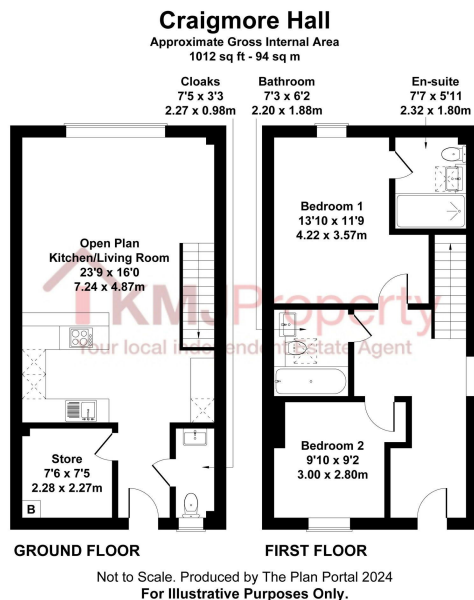
A new build semi detached property finished to a high specification with an interesting layout. The entrance to the property is via a bridged walkway and the door opens into the hallway, with doors to the 2 double bedrooms and the bathroom. The main bedroom benefits from built-in wardrobes and storage, plus an en-suite shower room with a wash basin set into a vanity unit, W.C. with concealed cistern and a heated towel rail. The family bathroom comprises; bath with shower over, wash basin set into a vanity unit, W.C. with concealed cistern and a heated towel rail.

An oak staircase then leads down to the living area. The open-plan kitchen/dining/living area benefits from limestone floors with underfloor heating, an integrated kitchen with Bosch appliances and stone worktops incorporating a breakfast bar. There is also a cloakroom with W.C. and wash basin on this level along with a storage cupboard and access to the rear garden.

The garden offers a patio and lawn area. The property comes with off road parking with EV Charging, solar panels with battery storage and MVHR system (mechanical ventilation system). There is also parking for visitors. The site consists of 8 houses and 8 flats, all in slightly different styles. The relatively flat 0.42 Hectare site is bordered by hedging and deciduous trees on all sides and means that this new development will sit well within its location surrounded as it is by large and semi-detached houses on the tree-lined, avenue style, road. Every effort was made to enhance the proposal with landscaping appropriate to the location and to facilitate ecological diversity. It is situated under a mile from Crowborough Town Centre, approximately 1 mile from the MLS and 0.3 miles from Beacon Academy.

Crowborough offers a good selection of shopping facilities with supermarkets, banks, individual shops etc. and the area is well served with a wide selection of schooling for all age groups including a sixth form community college and highly regarded primary schools. In addition, the area offers good sporting facilities including Crowborough Leisure Centre, two golf courses and a dry ski slope. The stunning 6,000-acre Ashdown Forest, the inspiration behind 'Winnie the Pooh' books, is also within very close proximity offering numerous scenic walks and bridle paths. The Royal Spa town of Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance





- New Build
- Semi Detached
- Off Road Parking
- Solar Panels + Battery Storage
- Chain Free
- EV Charging
- 2 Double Bedrooms
- EPC A

