



**Connells**

Eridge Road  
Crowborough



## Property Description

Not something that comes to market everyday. This sizable home measures at proximally 2582 sq. Foot, offering space for the whole family as well as plenty of guests. Currently a residential property, this house has had many different uses in the past including, a School and B'n'B. There are many loveable features in the house including high ceilings, bay windows, brick exposed fireplaces and working log burning stove in one of the reception rooms

The accommodation is arranged over three stories as follows.

Ground floor - Entrance Hall, Kitchen Breakfast Room, Study, Formal Dining Room, Second Study/Bedroom, Lounge, Shower Room and Second Reception Room.

First Floor - Landing, Bedrooms One and Two both with en suite bath and shower rooms to the rear. Family bathroom and Bedroom Three to the front.

Second Floor - Three further bedrooms, Two of which are doubles.

Outside to the rear of the house is a large garden which is mostly laid to lawn and is fence enclosed with side access.

The front offers off road parking for at least 5 cars.

Eridge Road is located within Crowborough Town centre. There are many amenities nearby on the high street including restaurants and public houses as well as Waitrose and Morrisons supermarkets, coffee shop and a selection of takeaway restaurants.

Crowborough offers a range of Primary schools as well as the Beacon. Crowborough railway stations offers services into London Bridge.

## Entrance Hall

## Kitchen Breakfast Room

15' 11" x 14' 4" ( 4.85m x 4.37m )

## Study

12' 6" x 9' 6" ( 3.81m x 2.90m )

## Dining Room

16' 5" x 14' 1" ( 5.00m x 4.29m )

## Lounge

16' 9" x 14' 1" ( 5.11m x 4.29m )

## Study / Bedroom

12' 6" x 9' 6" ( 3.81m x 2.90m )

## Second Reception Room

14' 5" x 14' 1" ( 4.39m x 4.29m )

## Shower Room

## Bedroom One

16' 9" x 14' 1" ( 5.11m x 4.29m )

## En Suite Bathroom

## Bedroom Two

16' 9" x 14' 1" ( 5.11m x 4.29m )

## En Suite Shower Room

## Bedroom Three

14' 1" x 10' 2" ( 4.29m x 3.10m )

## Bedroom Four

16' 1" x 9' 6" ( 4.90m x 2.90m )

## Bathroom

## Family Bathroom

## Bedroom Five

14' 5" x 5' 3" ( 4.39m x 1.60m )

## Bedroom Six

11' 2" x 10' 2" ( 3.40m x 3.10m )

## Storage Room / Bedroom

## Rear Garden

## Off Road Parking









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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01892 547 966**  
**E [tunbridgewells@connells.co.uk](mailto:tunbridgewells@connells.co.uk)**

5 Vale Road  
TUNBRIDGE WELLS TN1 1BS

**EPC Rating: D**

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Tenure: Freehold



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