



**Connells**

Rockington Way  
Crowborough



### Property Description

A wonderful two bedroom semi-detached home situated within a popular residential location close to local Primary and Secondary Schools. This home we feel would ideally suit first time buyers or a young family.

The accommodation comprises of, Entrance porch, Lounge, Kitchen Breakfast room, Conservatory competing the ground floor accommodation. Upstairs, Bedroom Two is a double bedroom at the front of the house, a well appointment bathroom and Bedroom One to the rear. The Garden is tiered and offers side access, patio space and a raised area of lawn, all fence enclosed.

Rockington Way is south of Crowborough town centre close to primary and secondary schools and Wolfe recreation ground with tennis courts cricket pitch, outdoor gym and children's play area as well as plenty of green space for football and burning off that after school energy.



The mainline train station is approximately 1 mile away and offers a regular service into London Bridge.

## Entrance Porch

## Lounge

15' 9" x 11' 10" ( 4.80m x 3.61m )

## Kitchen Breakfast Room

11' 10" x 8' 10" ( 3.61m x 2.69m )

## Conservatory

10' 9" x 9' 9" ( 3.28m x 2.97m )

## Bedroom One

11' 10" x 8' 10" ( 3.61m x 2.69m )

## Bathroom

## Bedroom Two

11' 10" x 7' 6" ( 3.61m x 2.29m )

## Garden





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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**EPC Rating: D**

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Tenure: Freehold



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