



Sandridge, Crowborough, East Sussex, TN6 1JE

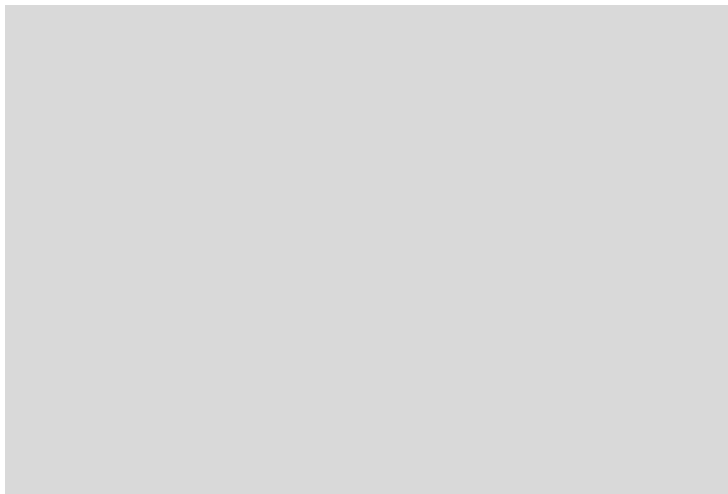
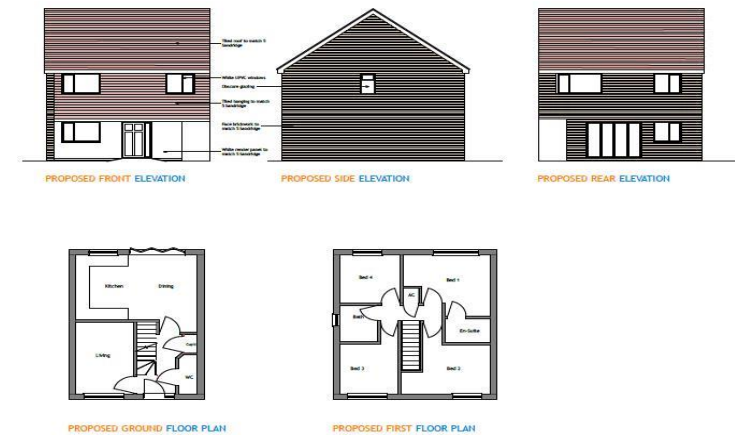
£420,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Entrance hall
- Sitting room
- Good sized kitchen/dining room
- Lean to/utility room
- Three bedrooms

- Bathroom
- Gas fired central heating
- Double glazed windows
- Front garden
- Large corner plot with full planning granted for additional three bedroom dwelling (Planning Application No: WD/2019/1877/F)



in more detail...

****BUILDING PLOT**.** A seldom found development opportunity comprising a three-bedroom end of terrace house with full planning granted for the construction of a further adjoining three bedroom dwelling located in a quiet cul-de-sac close to Crowborough town centre and local schools. The existing house has full planning permission granted for the construction of a two storey three bedroom dwelling, Application Number. WD/2019/1877/F. The new dwelling will mirror the look of the existing three-bedroom dwelling which comprises in brief on the ground floor, a covered entrance, an entrance hall, a good size sitting room, an impressive kitchen/dining room and a lean to/utility room. From the entrance hall, a staircase rises to the first-floor landing, three generous size bedrooms and a family bathroom. The plot is positioned adjacent to the existing building with full detailed plans and drawing available upon request. EPC Band C.

worth bearing in mind...

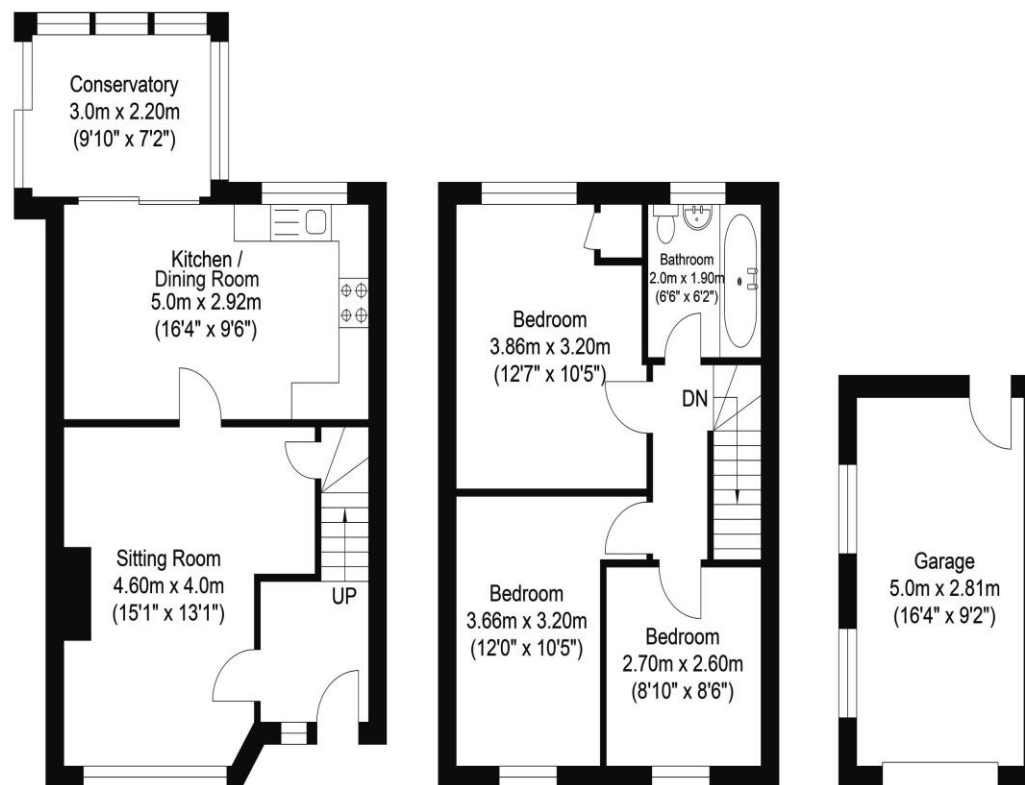
The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately one hour.



the location...

The property is pleasantly positioned in a popular cul-de-sac location offering convenient access to a regarded primary school, a general store and Crowborough town centre. The town centre offers a wide variety of shopping facilities with and selection of supermarkets, independent individual shops, and restaurants. The area is well served with a wide selection of schooling for all age groups with the house being within striking distance of Herne Junior school. Opposite the house is a bus stop, which links with the neighbouring districts. The stunning 6,000 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie the Pooh books is also within very close proximity offering numerous outdoor pursuits and scenic walks.

Please check google maps for exact distances and travel times
(property postcode: TN6 1JE)



Ground Floor
 Approximate Floor Area
 480.07 sq ft
 (44.60 sq m)

First Floor
 Approximate Floor Area
 419.90 sq ft
 (39.01 sq m)

Garage
 Approximate Floor Area
 151.23 sq ft
 (14.05 sq m)

Approximate Gross Internal Area (Excluding garage) = 83.61 sq m / 899.97 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Copyright GDImpact 2021

**MANSELL
McTAGGART**
 Trusted since 1947

call: Crowborough office
01892 662668
email: crow@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.