



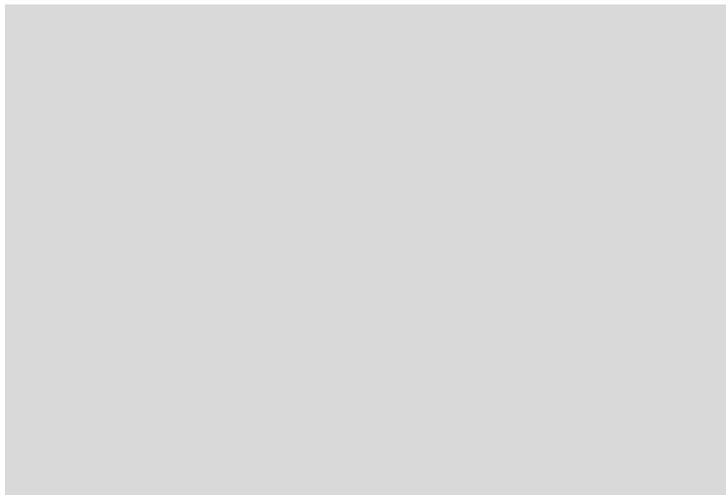
Hurtis Hill, Crowborough, East Sussex, TN6 3AE
Offers in Excess of £450,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Re-fitted cloakroom
- Double aspect sitting room with open fireplace
- Kitchen/dinning room
- Ground floor bedroom/Family room
- Re-fitted ground floor shower room

- Three good sized bedrooms
- Shower room
- Attractive westerly facing rear gardens
- Single garage
- Additional parking/hardstanding



in more detail...

A light, spacious and very well presented four bedroom (two shower rooms) detached home with westerly facing gardens located in a non-estate position within walking distance of Crowborough Beacon Golf Course and a bus route linking with the neighbouring districts. This fine home has been much improved and extended and offers versatile accommodation extending to 1,283 sq. ft. The westerly facing rear gardens have been extensively landscaped laid predominately to Indian sandstone paving bound by extensively stocked shrub beds. The accommodation comprises in brief on the ground floor, an entrance porch, a reception hall, a re-fitted cloakroom, an impressive double aspect sitting room with oak flooring and open fireplace, a large re-fitted kitchen/dining room with built-in oven and hob, a ground floor bedroom/family room and a re-fitted fully tiled shower room. From the reception hall, a staircase rises to the first-floor landing, three generous size bedrooms and a further shower room. Positioned to the front of the house there is a hardstanding which provides off street parking for several vehicles with a side driveway which gives access to the single garage and a further parking bay. The rear gardens are fully enclosed by close board fencing and natural hedging and enjoy a fine westerly aspect.

worth bearing in mind...

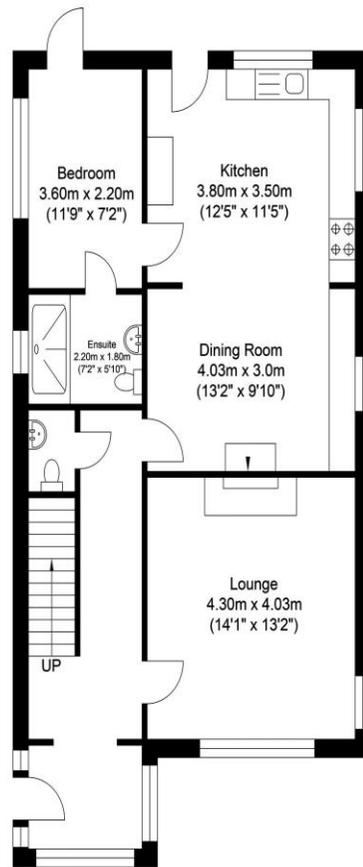
The Royal Spa town of Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal resorts of Eastbourne and City of Brighton can be reached by road in approximately one hour.



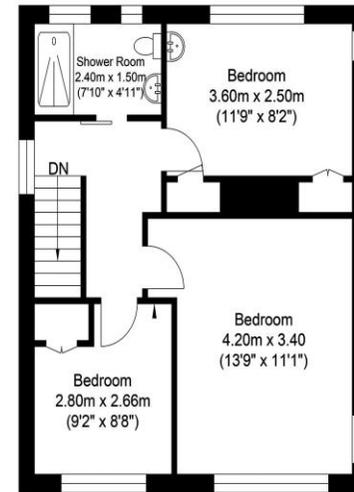
the location...

Sumo is pleasantly positioned in a semi-rural location on the outskirts of Crowborough within close proximity to the popular and famous Beacon golf course, and yet within easy reach of Crowborough town centre. Crowborough offers a good selection of shopping facilities with supermarkets, banks, individual shops, 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 and two golf courses and a dry ski slope. There are mainline rail services to London in approximately one hour at nearby Jarvis Brook or Eridge stations. 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 vast scenic walks and bridle paths.

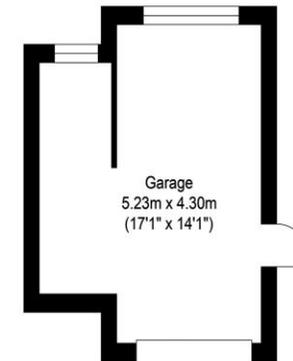
Please check google maps for exact distances and travel times (property postcode: TN6 3AE)



Ground Floor
Approximate Floor Area
792.43 sq ft
(73.62 sq m)



First Floor
Approximate Floor Area
490.61 sq ft
(45.58 sq m)



Garage
Approximate Floor Area
219.04 sq ft
(20.35 sq m)



Approximate Gross Internal Area (Excluding Garage) = 119.20 sq m / 1283.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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