



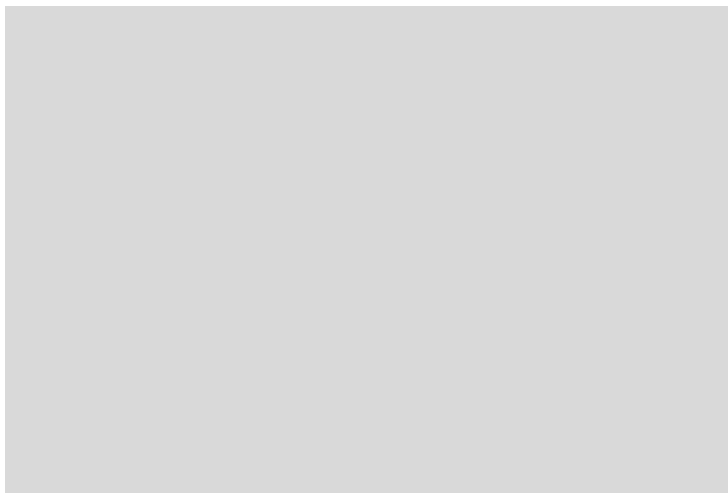
Ellison Close, Crowborough, East Sussex, TN6 1LZ
Offers in Excess of £800,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Bay fronted study
- Separate dining room
- Stunning sitting room
- Kitchen/breakfast room
- Utility room

- Master bedroom with extensive built-in wardrobes and re-fitted en-suite shower room
- Guest bedroom with en-suite shower room
- Three further bedrooms
- Integral double garage
- Attractive and generous size south-westerly facing rear gardens



in more detail...

VIDEO TOUR AVAILABLE. A beautifully presented and conveniently positioned five bedroom (three bath/shower rooms) detached home with south-westerly facing gardens located in a peaceful and private cul-de-sac on the edge of the breath-taking Ashdown Forest yet within walking distance of Crowborough Town Centre and St. Johns Primary School. This impressive home, constructed in 2000, offers spacious and versatile accommodation extending to 2,375 sq ft which comprises in brief on the ground floor a wide covered entrance, a reception hall, a cloakroom, a bay fronted study, an impressive sitting room with glazed double doors opening to the patio and gardens, a large dining room, a kitchen/breakfast room with built-in oven and hob, and a utility room. From the reception hall a staircase rises to the galleried first floor landing, a master bedroom with extensive built-in wardrobes, bedroom furniture, and re-fitted en-suite bathroom, a guest bedroom with en-suite, three further good sized bedrooms and a family bath/shower room. Outside the property is approached via a double width brick paved driveway which provides off street parking and leads to an integral double garage. There is an area of front garden with a side pathway leading to the south-westerly facing rear garden which is a particular feature with a paved patio immediately adjoining the rear of the property, the remainder laid predominately to lawn, flanked and interspersed with flower and shrub beds. The gardens are fully enclosed by thick natural hedging and offer a good degree of seclusion. EPC Band D.

worth bearing in mind...

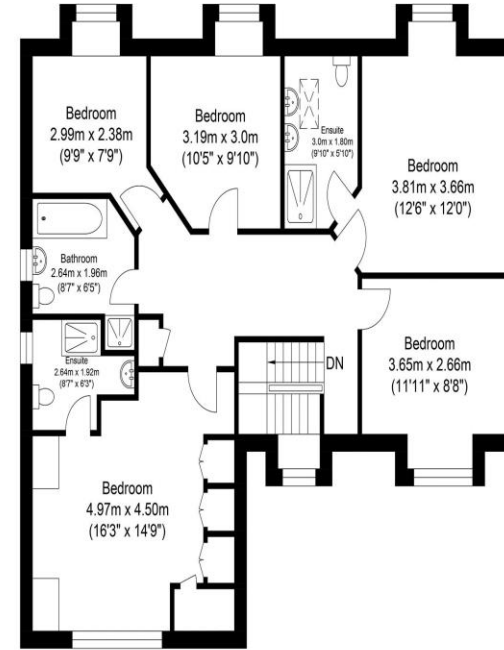
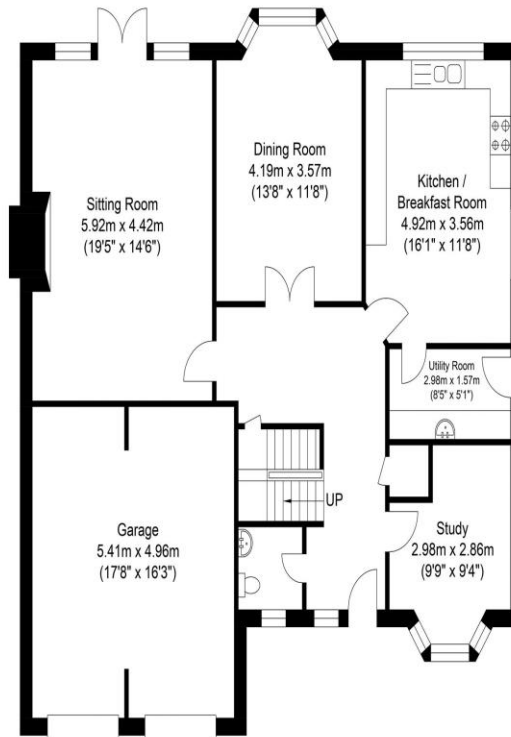
The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately one hour.



the location...

The property is beautifully positioned in a small private cul-de-sac of just five other houses off St. John's Road on the edge of the Ashdown Forest yet within walking distance of the Town Centre and local schools. Crowborough provides a good selection of supermarkets, library, various restaurants and individual shops. The area is well served with good primary and junior schooling along with the popular Beacon Community School. Sporting facilities within the area include Crowborough Leisure Centre and two golf courses. In addition, St Johns primary school is also within a short walk. Crowborough railway station is approximately 2 miles distant with train services to London in approximately one hour.

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



Ground Floor
Approximate Floor Area
1328.58 sq ft
(123.43 sq m)

First Floor
Approximate Floor Area
1046.68 sq ft
(97.24 sq m)

Approximate Gross Internal Area (Including Garage) = 220.67 sq m / 2375.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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