



Rochester Way, Crowborough, East Sussex, TN6 2DT

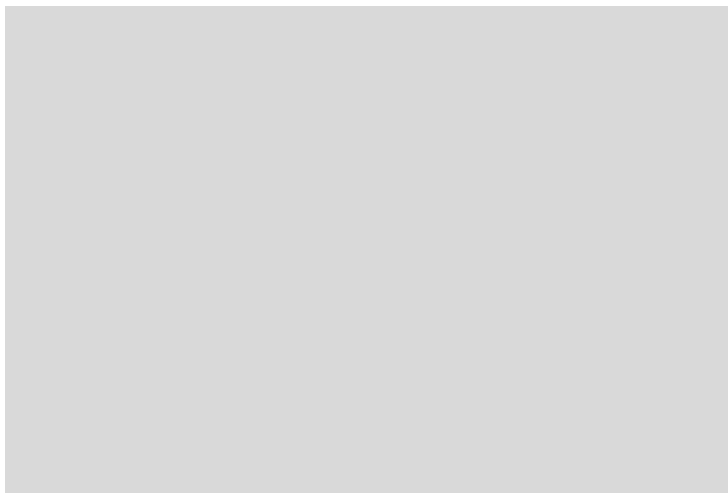
£325,000 Freehold

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

in brief...

- Impressive part vaulted lounge/dining room
- Kitchen
- Lower hall
- Three good sized bedrooms
- Family bathroom

- Long driveway
- Attached garage
- Front garden
- Enclose westerly facing rear gardens offering a good degree of seclusion
- No onward chain



in more detail...

A pleasantly positioned three bedroom detached split level home with secluded westerly facing gardens located in a popular position within walking distance of a Sainsbury's Local, Crowborough railway station and a bus service linking with the neighbouring districts. The gardens are a particular feature with a paved patio immediately adjoining the rear of the property the remainder laid to lawn flanked by mature shrubs. There is a pleasant sheltered seating patio adjoining the side of the property, the whole offering almost total seclusion and enjoying a pleasant westerly aspect.

The accommodation comprises in brief a reception hall, a cloakroom, an impressive part vaulted 21'10 x 11'10 lounge/dining room with sliding patio doors opening to the gardens, a kitchen, a lower hall, three good sized bedrooms and a family bathroom. Additional features include gas fired central heating and double glazed windows.

Outside the property is approached via a long driveway which provides parking for a number of vehicles and leads to an attached single garage. There is a pleasant area of front garden with a side pathway leading to the rear and side gardens. EPC Band D. No onward chain.

worth bearing in mind...

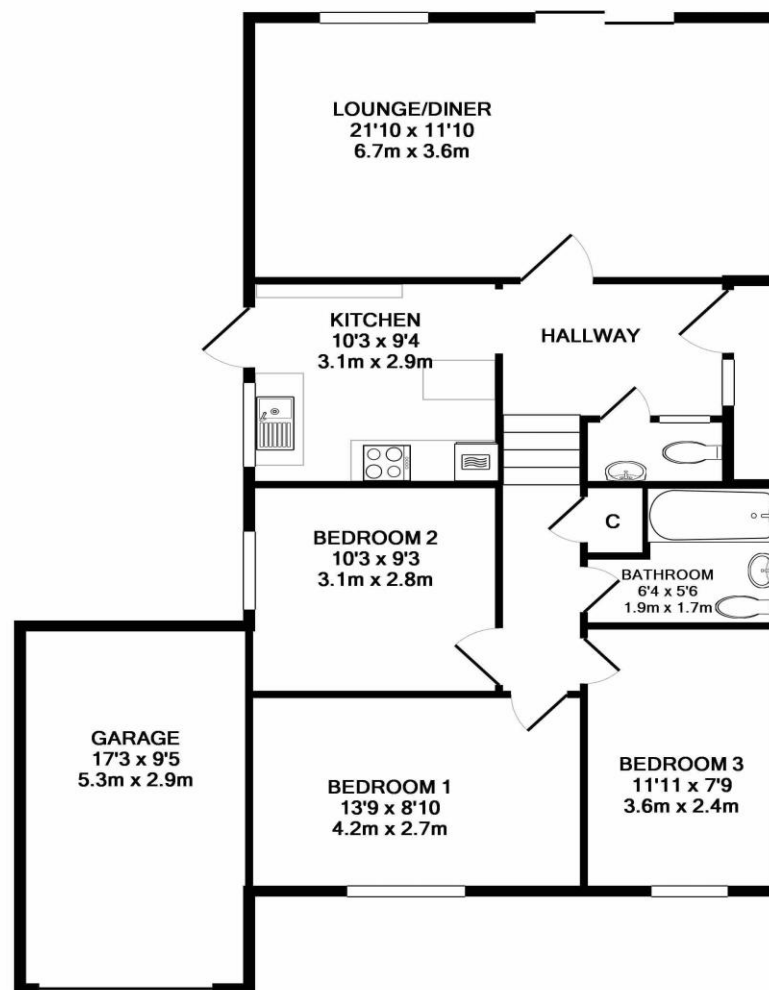
The royal spa town of Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance of approximately 8 miles and the coastal resorts of Eastbourne and City of Brighton can be reached by road in approximately 1 hour.



the location...

The property is situated in a popular residential area offering convenient access to a local bakery, Sainsbury's local and Crowborough railway station. In addition, the house is also conveniently located for local schools and Tesco superstore. 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 main line railway services to London in approximately 1 hour at nearby Crowborough and 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 scenic walks and bridle paths linking with the neighbouring districts.

Please check google maps for exact distances and travel times
(property postcode: TN6 2DT)



TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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