



Price
£759,500

Freehold

4x  2x  3x 

**St. John's Road,
Crowborough, East
Sussex, TN6**

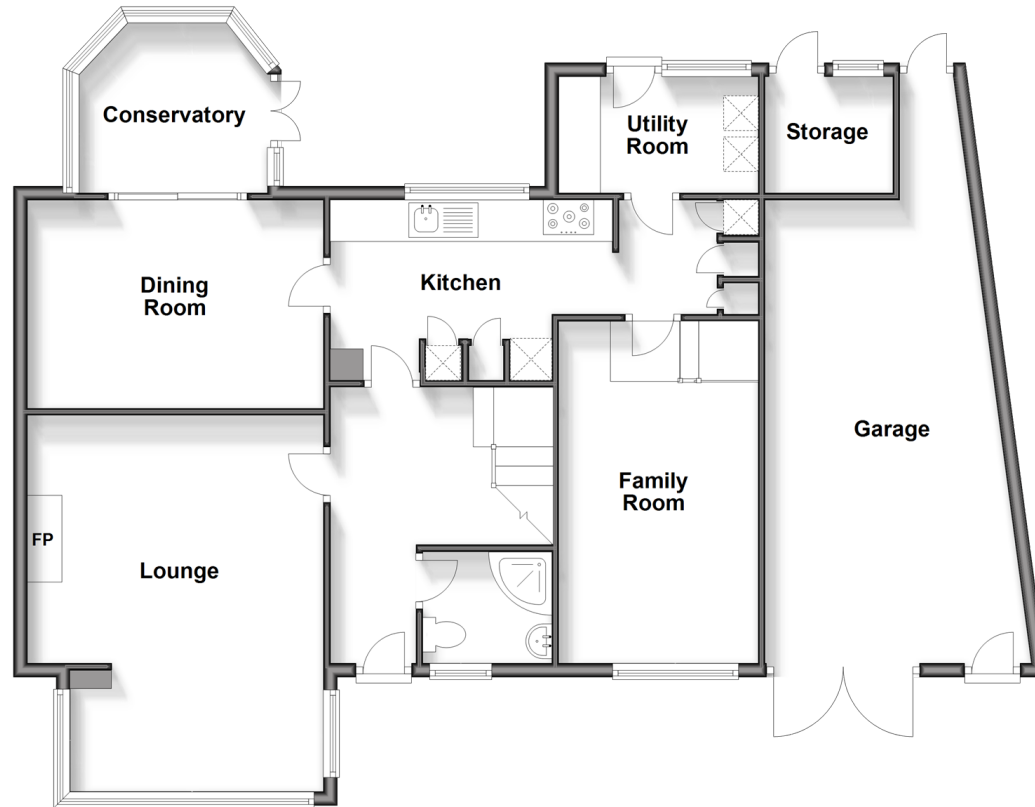
OVER 60?

Secure this property
for up to **59% less!**

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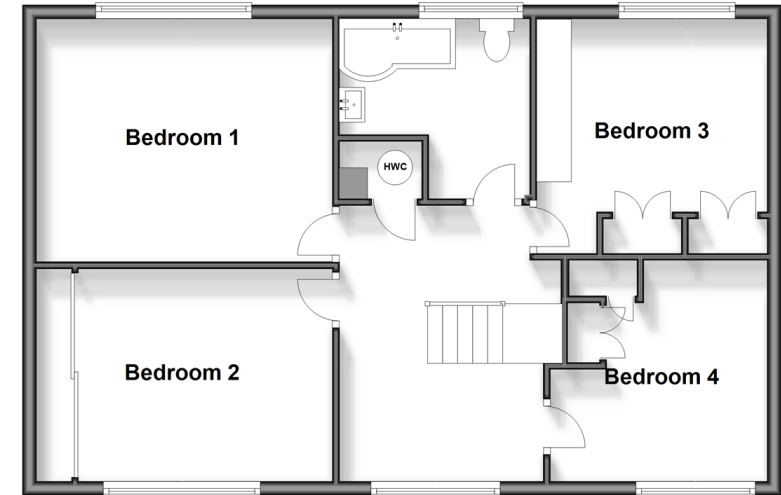
Split Level Ground Floor

Approx. 117.6 sq. metres (1265.3 sq. feet)



First Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



Accommodation

GROUND FLOOR

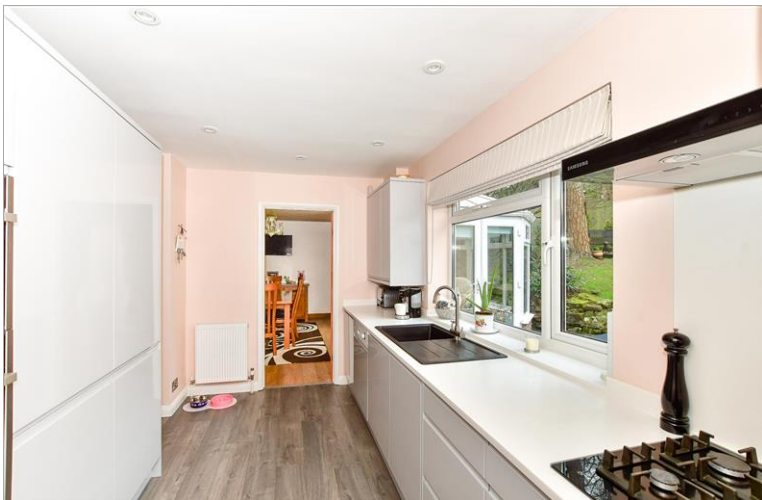
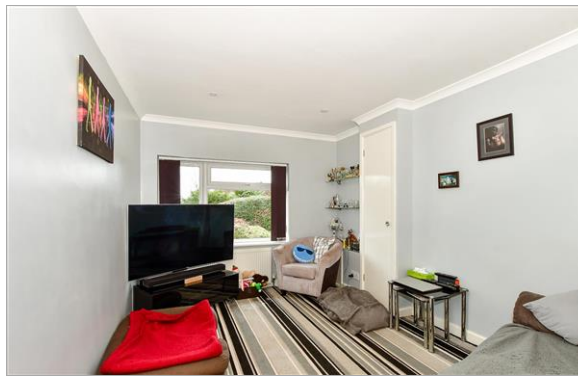
- Hall
- Lounge: 18'5 x 13'11 (5.62m x 4.24m)
- Dining Room: 13'9 x 9'10 (4.19m x 3.00m)
- Conservatory: 9'9 x 8'1 (2.97m x 2.47m)
- Kitchen: 15'5 x 8'5 (4.70m x 2.57m)
- Utility Room: 9'2 x 5'6 (2.80m x 1.68m)
- Family Room: 16'0 x 9'0 (4.88m x 2.75m)
- Shower Room: 6'1 x 5'4 (1.86m x 1.63m)

FIRST FLOOR

- Landing
- Bedroom 1: 13'9 x 11'7 (4.19m x 3.53m)
- Bedroom 2: 11'4 x 11'0 (3.46m x 3.36m)
- Bedroom 3: 11'4 up to fitted wardrobes x 10'2 (3.46m x 3.10m)
- Bedroom 4: 10'5 x 10'2 (3.18m x 3.10m)
- Bathroom: 8'11 x 8'5 (2.72m x 2.57m)

OUTSIDE

- Garage/Workshop/Store: 23'8 maximum x 11'5 maximum (7.22m x 3.48m)
- Off Road Parking
- Front and Rear Garden



Main features

- Impressive home in a highly sought after location
- Spacious, bright and airy lounge with feature fireplace
- Stylish sleek modern kitchen, adjacent to the dining room, making it ideal for entertaining
- Generous garden
- Breathtaking views

Nearest Schools

Primary Schools: St John's C of E Primary 0.6 miles, St Mary's Catholic Primary 0.9 miles
Secondary Schools: Grove Park School 1.1 miles, Beacon Community College 1.3 miles
Further Education: Beacon Community College 1.3 miles

Transport Information

Train Stations: Crowborough 2.3 miles, Eridge 3.2 miles, Frant 6.7 miles

Address

St. John's Road, Crowborough, East Sussex, TN6

Directions

For directions to this property please contact us.



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Call Crowborough Branch 01892 613361 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(69)	B(82)

24205507/20240319/JF/JF