



**Price**  
**£575,000**

**Freehold**

3x  1x  1x 

**Station Road,  
Rotherfield,  
Crowborough, East  
Sussex, TN6**

**cubitt & west**  
Helping you move forwards



## Main features

- No chain
- An attractive home situated in the popular village of Rotherfield
- Generous plot giving lots of potential to extend (subject to planning permission)
- Spacious lounge/dining room
- Garage and off road parking

## Accommodation

### GROUND FLOOR

Hall

Lounge/Dining Room: 24'4 maximum x 21'0 maximum (7.42m x 6.41m)

Conservatory: 11'10 x 10'6 (3.61m x 3.20m)

Kitchen: 10'7 x 10'3 (3.23m x 3.13m)

Cloakroom

### FIRST FLOOR

Landing

Balcony

Bedroom 1: 19'10 x 10'4 (6.05m x 3.15m)

Bedroom 2: 12'6 x 10'4 (3.81m x 3.15m)

Bedroom 3: 10'9 x 8'3 (3.28m x 2.52m)

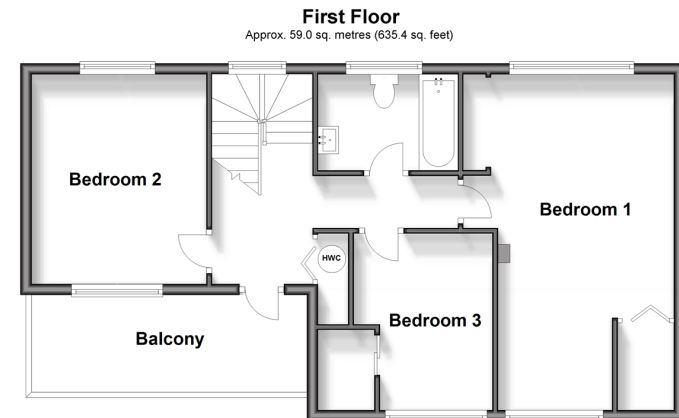
Bathroom : 8'2 x 5'5 (2.49m x 1.65m)

### OUTSIDE

Garage

Off Road Parking

Front and Rear Garden



**Call Crowborough - 01892 613361 ■ [cubittandwest.co.uk](http://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



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