



**OVER 60?**

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

**Price**

**£575,000**

**Freehold**

3x  2x  1x 

**Boxgate, Crowborough,  
East Sussex, TN6**

**cubitt&west**  
Helping you move forwards





## Main features

- Beautiful views of Ashdown Forest
- Modern open planned layout downstairs
- En-suite shower room
- Countryside walks and local pub close by
- No work needed

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 19'4 x 11'6 (5.90m x 3.51m)  
Kitchen/Diner: 19'4 x 12'11 (5.90m x 3.94m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'11 x 10'2 (3.94m x 3.10m)  
En-suite Shower Room  
Bathroom  
Bedroom 3: 9'9 x 8'5 (2.97m x 2.57m)  
Bedroom 2: 10'5 x 9'9 (3.18m x 2.97m)

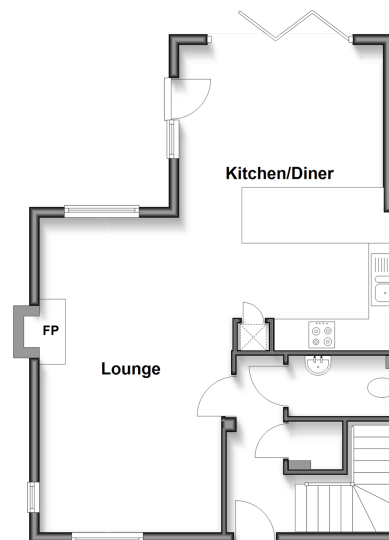
### OUTBUILDING

Garage

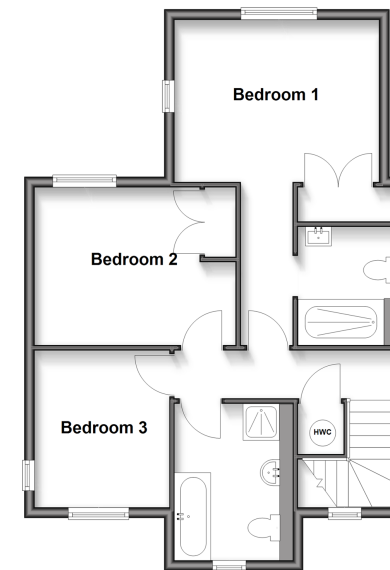
### OUTSIDE

Front Garden  
Rear Garden  
Driveway

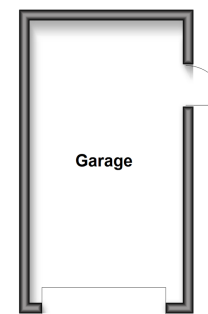
**Ground Floor**  
Approx. 55.1 sq. metres (592.6 sq. feet)



**First Floor**  
Approx. 57.6 sq. metres (620.4 sq. feet)



**Outbuilding**  
Approx. 16.1 sq. metres (173.0 sq. feet)



**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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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