



**Guide Price**  
**£425,000**

**Freehold**

4x  3x  2x 

**Batchelor Crescent,  
Crowborough, East  
Sussex, TN6**

**OVER 60?**

You could get up to  
**59% off** the price!\*

**cubitt & west**  
Helping you move forwards



## Main features

- Stunning modern town house
- Ideally positioned close to the town centre
- Impressive landscaped garden
- Ample parking and integral garage
- Balconies off lounge and dining room

## Accommodation

### GROUND FLOOR

**Entrance Hall**  
**Bedroom 2:** 10'10 x 10'1 (3.30m x 3.08m)  
**En-suite Shower Room**  
**Conservatory:** 7'6 x 6'10 (2.29m x 2.08m)  
**Cloakroom**

### FIRST FLOOR

**Hallway**  
**Lounge:** 15'5 x 12'1 (4.70m x 3.69m)  
**Kitchen:** 12'1 x 8'9 (3.69m x 2.67m)  
**Dining Room:** 15'5 x 9'10 (4.70m x 3.00m)

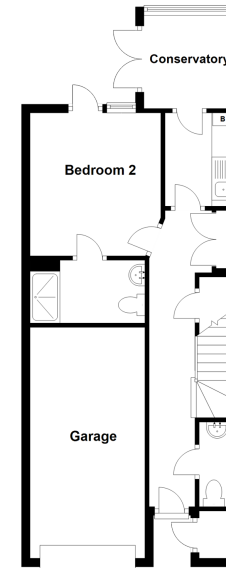
### SECOND FLOOR

**Landing**  
**Bedroom 1:** 15'5 x 10'0 (4.70m x 3.05m)  
**En-suite Shower Room**  
**Bedroom 3:** 12'9 x 8'3 (3.89m x 2.52m)  
**Bedroom 4:** 10'10 x 10'1 (3.30m x 3.08m)  
**Family Bathroom**

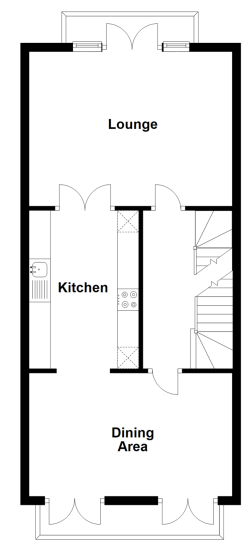
### OUTSIDE

**Front Garden**  
**Driveway**  
**Garage**  
**Rear Garden**  
**Balcony off Lounge**  
**Balcony off Dining Room**

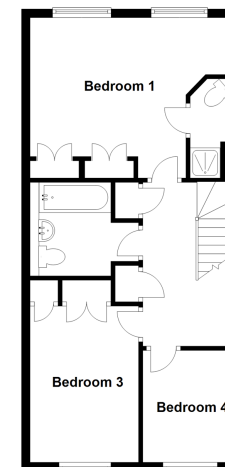
**Ground Floor**  
 Approx. 52.2 sq. metres (562.0 sq. feet)



**First Floor**  
 Approx. 49.0 sq. metres (527.7 sq. feet)



**Second Floor**  
 Approx. 49.0 sq. metres (527.7 sq. feet)



**Call Crowborough - 01892 613361 ■ 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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