



Melbourne House Whitehill Road
Crowborough, TN6 1JT
Asking Price £425,000

Crowborough Bath Shop

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bathshopcrowborough.co.uk



This substantial end of terrace property offers an exciting opportunity for a variety of purchasers, whether you're looking for a mixed-use premises, an investment opportunity or a property with significant scope for redevelopment, subject to the necessary planning permissions. Arranged over four floors, the building provides an impressive amount of versatile accommodation.

Apartment

Occupying the top floor is a spacious apartment. The kitchen is fitted with a range of wall and base units with work surfaces over, an inset sink and drainer, space for a washing machine, dishwasher, fridge, freezer and a range cooker, with a window overlooking the rear aspect.

The lounge/dining room is a generous, light-filled space with a large skylight flooding the room with natural light, while the dining area enjoys views over the front.

There are three well-proportioned bedrooms, all offering excellent natural light. Two overlook the rear of the property, whilst the third benefits from dual-aspect windows, creating a particularly bright and airy room.

The bathroom is fitted with a panel-enclosed bath with shower over, low-level WC and wash hand basin, complemented by part-tiled walls.

Situated on Whitehill Road, the property is conveniently located within easy reach of Crowborough town centre, local amenities and transport links, whilst Ashdown Forest and the surrounding countryside are just a short distance away.

Council Tax Band: B

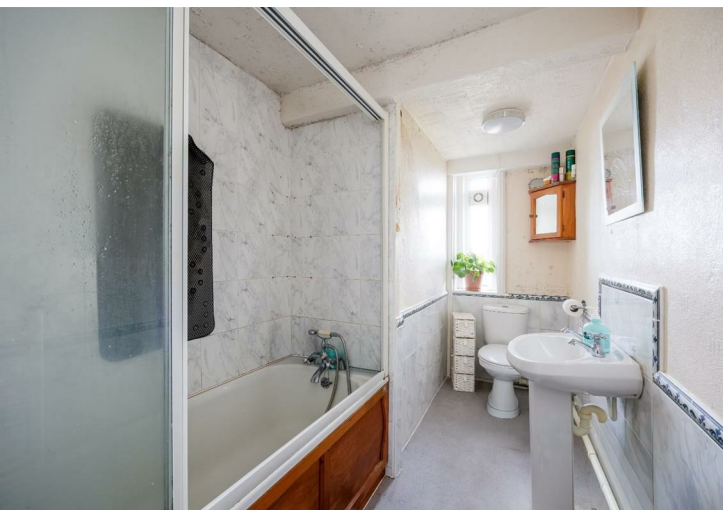
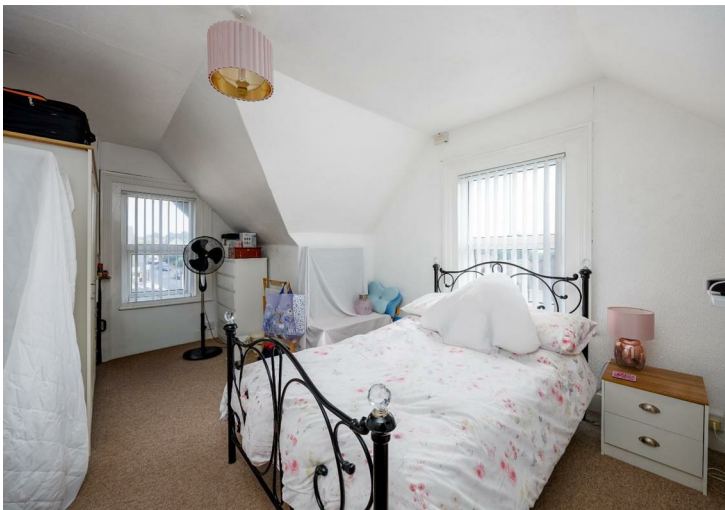
The lower ground floor provides extensive additional space, currently divided into nine individual rooms, making it ideal for storage, workshops or a range of alternative uses.

Externally, the property benefits from a generous outside area offering parking and further flexibility.

The ground floor is currently arranged as a spacious commercial showroom with large display windows to the front, creating a bright and welcoming space. To the rear is a useful office together with additional storage, while stairs provide access to both the basement and the upper floors.

The first floor offers further commercial accommodation comprising a large open-plan room with excellent natural light, complemented by five separate rooms which could lend themselves to a variety of uses.



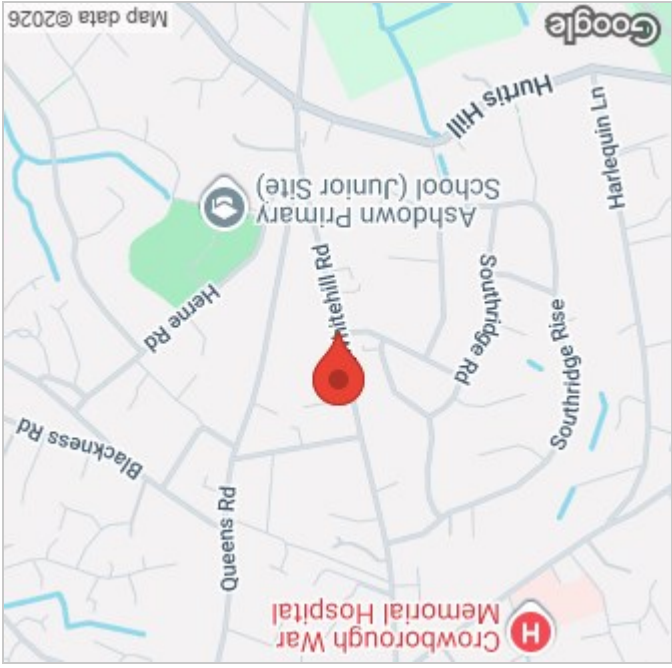


Viewing

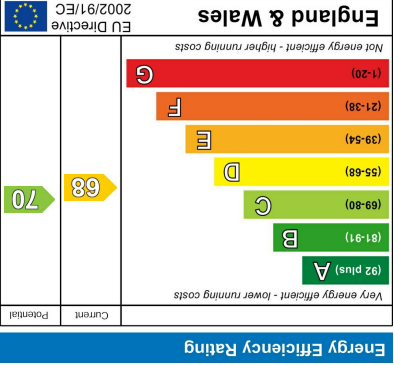
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Floor Plan



Area Map



Energy Efficiency Graph

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