



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 63      | 77        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



## 2 Meadow Cottages Poundfield Road, Crowborough, TN6 2BH

£1,450 Per month

- Refurbished Character Cottage
- Sitting Room with Bay Window & Feature Fireplace
- Modern Fitted Kitchen with Fitted Appliances
- Large Rear Garden Approx 100ft
- Available Now, Unfurnished
- Two Double Bedrooms
- Dining Room
- Large Bathroom with Double Bath & Shower
- Parking to the Front
- EPC D - 63



# 2 Meadow Cottages Poundfield Road, Crowborough

TN11 2DL

A pretty two bedroom character cottage in a popular position on the northern-eastern side of Crowborough close to schools and local amenities.



Council Tax Band: C



A deceptively spacious character cottage with two bedrooms and two reception rooms in convenient location in Poundfield Lane. This well presented cottage has been fully refurbished with new flooring throughout. The sitting room oak effect flooring, a lovely bay window, feature fireplace and storage cupboards. The dining room offers further downstairs storage, a rear window overlooking the patio and a door through to the modern kitchen incorporating built in oven, ceramic hob and extractor fan, integrated dishwasher, washing machine, fridge /freezer and tumble dryer. Patio doors lead to the rear garden. Upstairs there are two double bedrooms along with an attractive bathroom comprising a double sized bath, separate large shower cubicle and wash basin & WC. Outside, there is off-road parking to the front of the property and path that leads to the ample rear garden extending to approximately 100ft in length and mainly laid to lawn. The cottage is offered to let for a long term with immediate availability, unfurnished.