



**OVER 60?**

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

**Price**

**£550,000**

**Freehold**

3x  1x  2x 

**Eridge Road,  
Crowborough, East  
Sussex, TN6**

**cubitt&west**  
Helping you move forwards



## Main features

- Wing of former school set in leafy avenue in sought after location
- Immaculate, with flexible layout also enjoying loft rooms
- Gorgeous private garden with
- Period herringbone flooring
- Light and modern kitchen/family room with utility

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 14'0 x 13'10 (4.27m x 4.22m)  
 Dining Room: 14'1 x 14'1 (4.30m x 4.30m)  
 Kitchen/ Breakfast Room: 18'1 x 14'9 (5.52m x 4.50m)  
 Utility Room: 5'2 x 3'1 (1.58m x 0.94m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bathroom  
 Bedroom 1: 15'1 x 11'11 (4.60m x 3.63m)  
 Bedroom 2: 12'9 x 11'10 (3.89m x 3.61m)  
 Bedroom 3: 10'10 x 7'2 (3.30m x 2.19m)

### SECOND FLOOR

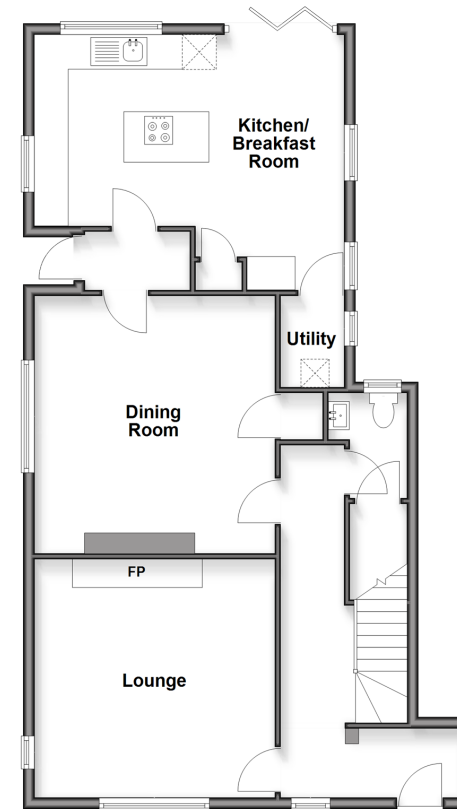
Loft Room 1: 9'3 x 6'6 (2.82m x 1.98m)  
 Loft Room 2: 18'11 x 9'3 (5.77m x 2.82m)

### OUTSIDE

Rear Garden  
 Driveway

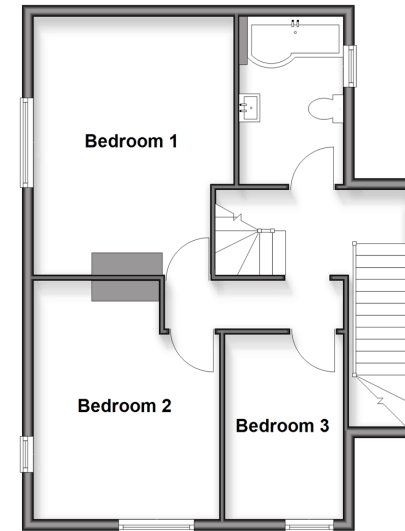
### Split Level Ground Floor

Approx. 82.7 sq. metres (890.5 sq. feet)



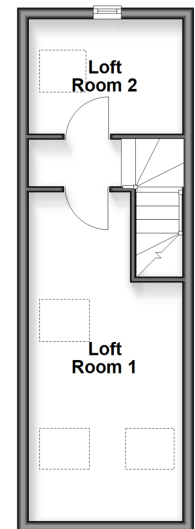
### First Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



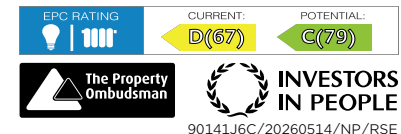
### Second Floor

Approx. 24.5 sq. metres (263.5 sq. feet)



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

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- 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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