



**Guide Price**  
**£575,000**

**Freehold**

4x  2x  2x 

**Welland Close,  
Crowborough, East  
Sussex, TN6**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- An attractive gable fronted home in a slightly elevated position
- Spacious bright and airy lounge ideal for relaxing in
- Stylish modern kitchen
- Double garage
- Ample off road parking

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 21'1 x 12'9 (6.43m x 3.89m)  
 Dining Room: 12'9 x 9'8 (3.89m x 2.95m)  
 Kitchen: 16'0 x 12'9 (4.88m x 3.89m)  
 Utility Room: 6'2 x 5'7 (1.88m x 1.70m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 1: 14'4 x 10'4 (4.37m x 3.15m)  
 Ensuite Shower  
 Bedroom 4: 9'9 x 8'9 (2.97m x 2.67m)  
 Bathroom  
 Bedroom 3: 9'9 x 9'2 (2.97m x 2.80m)  
 Bedroom 2: 13'4 x 9'8 (4.07m x 2.95m)

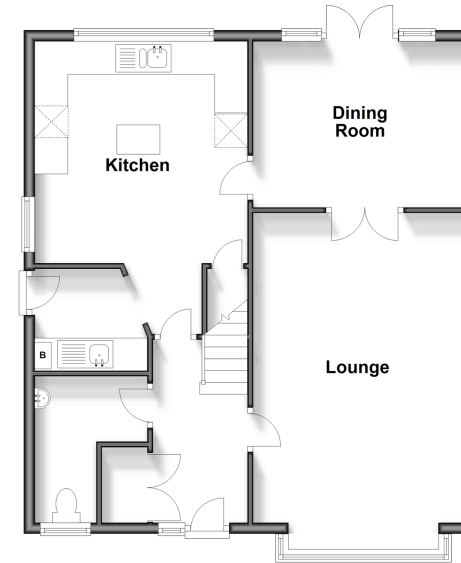
### OUTBUILDING

Double Garage

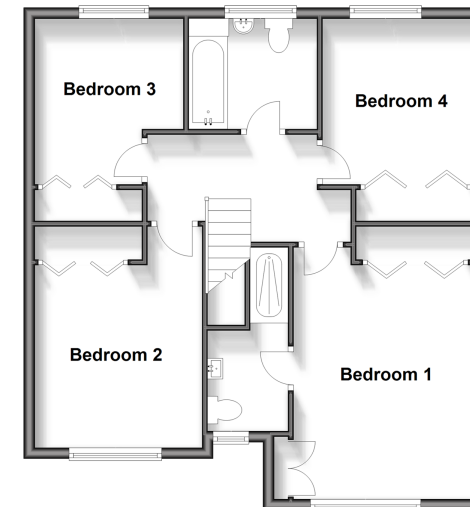
### OUTSIDE

Front Garden  
 Rear Garden

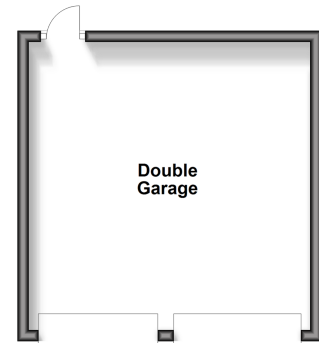
**Ground Floor**  
 Approx. 68.9 sq. metres (741.5 sq. feet)



**First Floor**  
 Approx. 65.3 sq. metres (702.9 sq. feet)



**Outbuilding**  
 Approx. 26.5 sq. metres (285.3 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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