



KATHERINE WAGNER

exp[®] UK

@katherine.wagner@exp.uk.com

🌐katherinewagner@exp.uk.com

📞 07795 153 071

Hurtis Hill, Crowborough

Guide Price £515,000

3 1 2



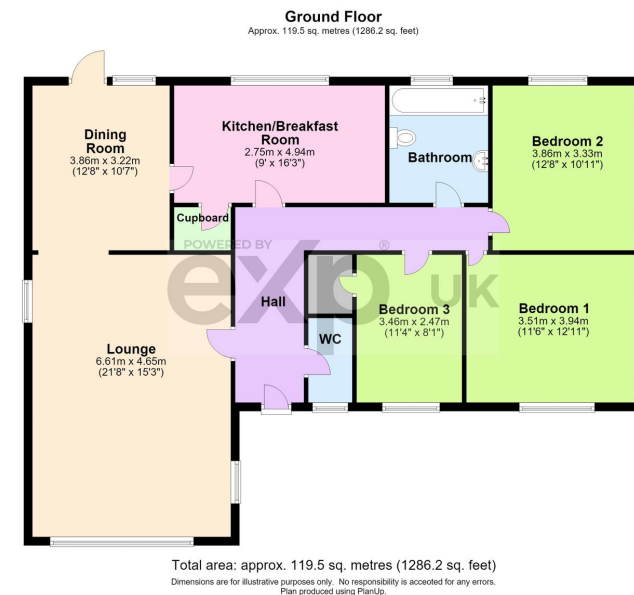
- Property Reference KW0865
- Detached Three Bedroom Bungalow
- Guide Price £515,000
- Quiet Location offering High Degree of Privacy
- Lounge with Open Fireplace
- Separate Dining Room
- Kitchen/Breakfast Room
- Garage & Parking
- Mature Front & Rear Gardens
- Popular area in Crowborough





Nestled in a quiet, non-estate location in Crowborough, this three-bedroom detached bungalow offers a high degree of privacy and spacious accommodation, ideally situated close to the local bus route and just a five-minute drive from Crowborough town centre.

Accessed by a shared road, leading to the single garage which is in a block and parking area. Steps ascend to the property and its mature gardens. The front garden features well-established trees and shrubs, providing elevated views over the surrounding area. A raised decked area by the front entrance offers a delightful spot for a morning coffee, or peaceful relaxation. Upon entering, a welcoming hallway provides access to a convenient downstairs WC, the three bedrooms, and the kitchen/breakfast room, with a further door leading to the lounge.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The kitchen/breakfast room is well-appointed with a range of base and eye-level cupboards, a five-ring gas hob with an extractor hood, and an eye-level built-in electric oven. There is ample space for a dishwasher, washing machine, and fridge/freezer, complemented by under-unit lighting and ceiling spotlights. A door leads to the boiler cupboard, housing the hot water and central heating boiler.

From the hallway, doors open to the bedrooms and the family bathroom. The rooms are well proportioned and bedroom 2 is currently used as a walk in dressing room. The fully tiled bathroom comprises of a pedestal wash hand basin, a panelled bath with a shower over, a low-level WC, and an extractor fan.

The west-facing rear garden offers a high degree privacy, surrounded by mature trees and borders, including an apple tree. There is a summer house with power and light connected,