



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Old Lane, Crowborough,  
East Sussex, TN6**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Desirable location
- Ample off road parking
- Stylish kitchen/diner with patio doors opening onto the garden
- Spacious bright lounge with log burner
- Large rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'5 x 11'8 (4.09m x 3.56m)

Kitchen/Diner: 21'10 x 11'8 (6.66m x 3.56m)

Cloakroom: 4'2 x 2'4 (1.27m x 0.71m)

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 11'8 (4.12m x 3.56m)

Bedroom 2: 11'10 x 10'5 (3.61m x 3.18m)

Bedroom 3: 8'5 x 7'10 (2.57m x 2.39m)

Shower Room: 5'4 x 5'2 (1.63m x 1.58m)

Separate Toilet: 4'5 x 2'5 (1.35m x 0.74m)

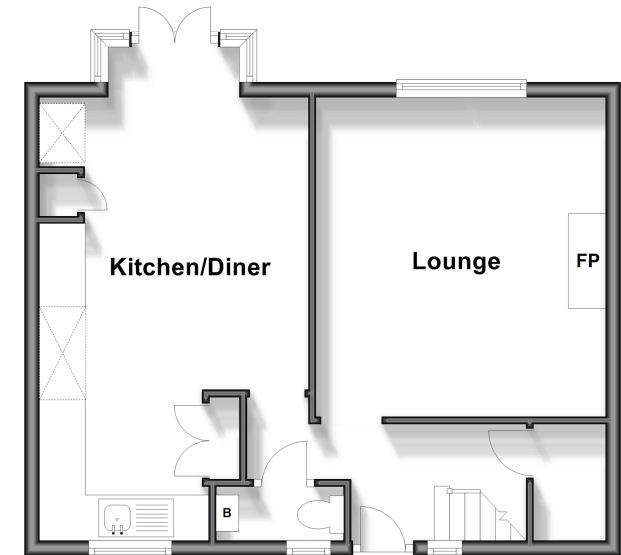
### OUTSIDE

Off Road Parking

Rear Garden

### Ground Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 59% less, by purchasing a Lifetime Lease.



24204234/20240205/JF/JF