



**Price**  
**£525,000**

**Freehold**

2x  1x  2x 

**Ghyll Road,  
Crowborough, East  
Sussex, TN6**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Sought after, quiet cul-de-sac location
- Bright and airy lounge with feature fireplace
- Generous conservatory overlooking pleasant gardens
- Study area which was originally the 3rd bedroom
- Detached garage

## Accommodation

### GROUND FLOOR

Hall

Kitchen: 13'1 x 8'4 (3.99m x 2.54m)

Lounge: 18'3 x 12'11 (5.57m x 3.94m)

Conservatory: 12'9 x 11'5 (3.89m x 3.48m)

Cloakroom

Shower Room

Bedroom 1: 12'4 x 9'7 (3.76m x 2.92m)

Bedroom 2: 10'2 x 9'7 (3.10m x 2.92m)

Study Area: 12'7 x 7'3 (3.84m x 2.21m)

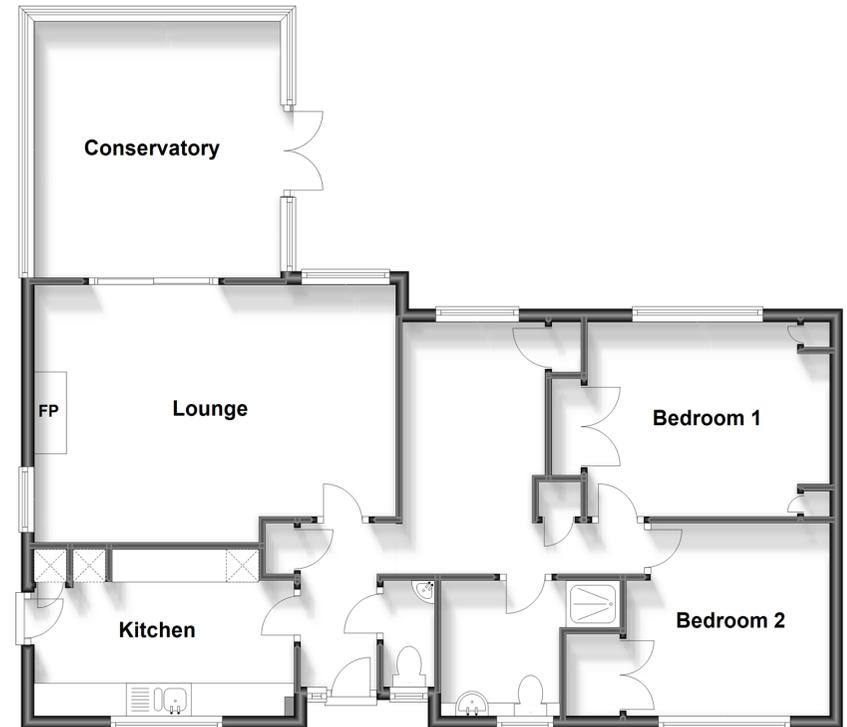
### OUTSIDE

Garage

Off Road Parking

Front and Rear Gardens

**Ground Floor**  
Approx. 91.2 sq. metres (981.7 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 59% less, by purchasing a Lifetime Lease.



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