



**Price**  
**£675,000**

**Freehold**

4x  1x  3x 

**Queens Road,  
Crowborough, East  
Sussex, TN6**

**cubitt&west**  
Helping you move forwards





## Main features

- Large family home in a highly desirable location
- Edwardian features throughout
- Generous garden with patio
- Unlimited potential to further improve
- Far reaching views to the Birling Gap

## Accommodation

### GROUND FLOOR

Hall

Lounge: 13'11 x 13'3 (4.24m x 4.04m)

Dining Area: 10'8 x 9'5 (3.25m x 2.87m)

Breakfast Area: 17'2 x 8'3 (5.24m x 2.52m)

Kitchen: 13'11 x 6'8 (4.24m x 2.03m)

Cloakroom: 7'0 x 2'7 (2.14m x 0.79m)

### FIRST FLOOR

Landing

Bedroom 1: 17'2 x 11'10 (5.24m x 3.61m)

Bedroom 3: 10'9 x 9'7 (3.28m x 2.92m)

Bathroom: 10'11 x 8'3 (3.33m x 2.52m)

### SECOND FLOOR

Landing

Bedroom 2: 14'11 x 14'3 (4.55m x 4.35m)

Bedroom 4: 11'9 x 11'4 (3.58m x 3.46m)

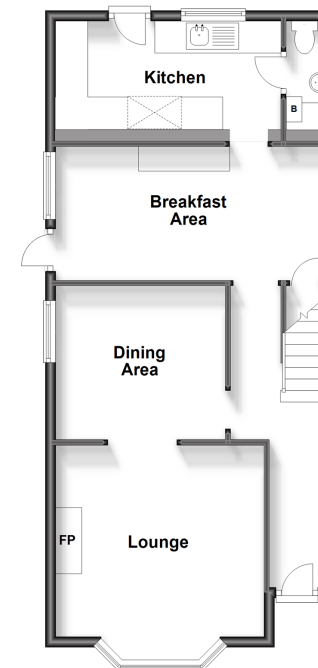
### OUTSIDE

Off Road Parking

Front and Rear Garden

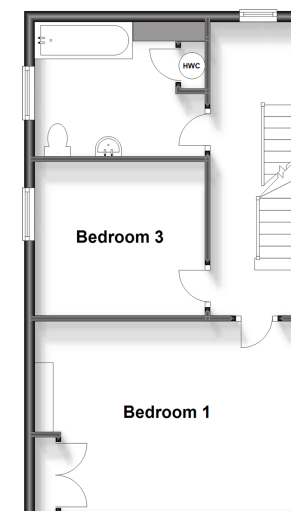
### Ground Floor

Approx. 58.9 sq. metres (634.4 sq. feet)



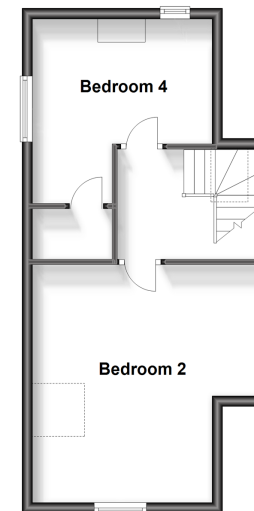
### First Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



### Second Floor

Approx. 35.8 sq. metres (385.5 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



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