



**OVER 60?**

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

**Price**

**£449,950**

**Freehold**

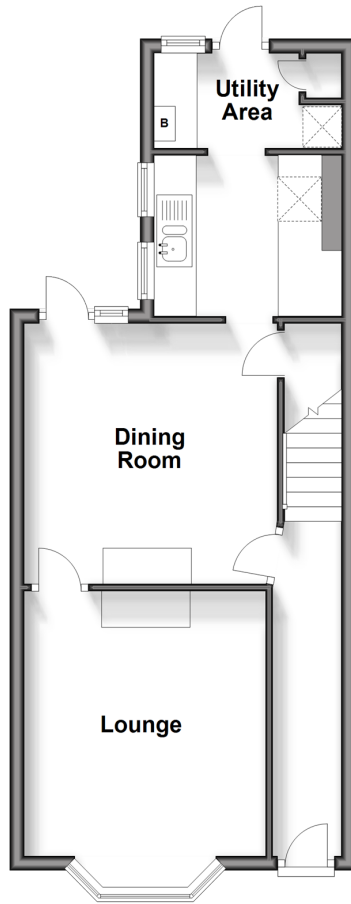
5x  2x  2x 

Huntingdon Road,  
Crowborough, East  
Sussex, TN6

**cubitt&west**  
Helping you move forwards

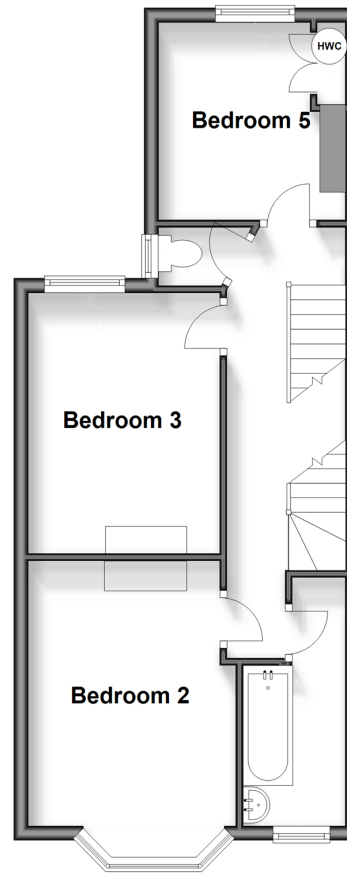
### Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



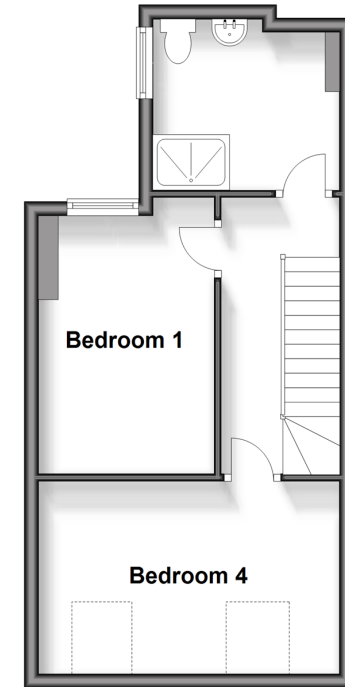
### First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



### Second Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



## Accommodation

### GROUND FLOOR

Hall

Lounge: 13'10 x 11'2 (4.22m x 3.41m)

Dining Room: 11'10 x 11'8 (3.61m x 3.56m)

Kitchen: 8'9 x 7'3 (2.67m x 2.21m)

Utility Area: 9'1 x 5'2 (2.77m x 1.58m)

### FIRST FLOOR

Landing

Bedroom 2: 13'11 x 9'1 (4.24m x 2.77m)

Bedroom 3: 10'9 x 8'10 (3.28m x 2.69m)

Bedroom 5: 9'0 x 8'2 (2.75m x 2.49m)

Separate Toilet

Bathroom: 7'11 x 4'10 (2.41m x 1.47m)

### SECOND FLOOR

Landing

Bedroom 1: 12'5 x 8'4 (3.79m x 2.54m)

Bedroom 4: 14'5 x 8'9 (4.40m x 2.67m)

Shower Room: 8'5 x 7'9 (2.57m x 2.36m)

### OUTSIDE

Off Road Parking

Electric Car Charger

Rear Garden



## Main features

- Situated in a quiet sought after road
- Extended home arranged over 3 floors
- 1,000 Mbps direct fibre internet connection
- Electric car charger sited on off road parking
- Secluded landscaped rear garden



### Nearest Schools

Primary Schools: Herne Junior School 0.3 miles  
 Secondary Schools: Grove Park School 0.8 miles, Beacon Community College 1.0 miles  
 Further Education: Beacon Community College 1.0 miles



### Transport Information

Train Stations: Crowborough 1.7 miles, Eridge 3.6 miles, Frant 6.8 miles



### Address

Huntingdon Road, Crowborough, East Sussex, TN6



### Directions

For directions to this property please contact us.



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Call Crowborough Branch 01892 613361 ■ [cubittandwest.co.uk](https://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  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ 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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