



Price
£525,000

Freehold

4x  2x  3x 

**Bracken Close,
Crowborough, East
Sussex, TN6**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Deceptively spacious house in a quiet cul-de-sac
- Spacious lounge and formal dining area
- Stylish modern kitchen and utility room
- Flexible accommodation
- Generous rear garden and ample off road parking

Accommodation

GROUND FLOOR

Hall

Lounge: 13'6 x 12'7 (4.12m x 3.84m)

Dining Area: 13'1 x 10'2 (3.99m x 3.10m)

Playroom: 9'3 x 9'0 (2.82m x 2.75m)

Study: 9'3 x 7'7 (2.82m x 2.31m)

Shower Room: 8'0 x 4'8 (2.44m x 1.42m)

Kitchen: 13'5 x 8'0 (4.09m x 2.44m)

Utility Room: 10'8 x 9'5 (3.25m x 2.87m)

FIRST FLOOR

Landing

Bedroom 1: 13'1 x 10'4 (3.99m x 3.15m)

Bedroom 2: 13'2 x 8'3 (4.02m x 2.52m)

Bedroom 3: 11'3 x 9'3 (3.43m x 2.82m)

Bedroom 4: 9'3 x 8'11 (2.82m x 2.72m)

Bathroom: 10'1 x 4'10 (3.08m x 1.47m)

OUTSIDE

Off Road Parking

Rear Garden

Ground Floor
Approx. 76.9 sq. metres (827.6 sq. feet)



First Floor
Approx. 52.1 sq. metres (560.5 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
- 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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