



**Price**  
**£550,000**

**Freehold**

4x  2x  3x 

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

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Attractive modern home located on the edge of Crowborough Warren and the Ashdown Forest
- Spacious lounge with feature gas fire
- Within walking distance of the Ashdown Forest
- Catchment area for St Johns school
- Generous garden

## Accommodation

### GROUND FLOOR

Hall: 12'4 x 9'8 (3.76m x 2.95m)  
 Lounge: 19'6 x 9'10 (5.95m x 3.00m)  
 Conservatory: 10'9 x 7'5 (3.28m x 2.26m)  
 Dining Room: 9'9 x 9'5 (2.97m x 2.87m)  
 Cloakroom: 6'2 x 2'6 (1.88m x 0.76m)  
 Kitchen/Diner: 19'6 x 7'1 (5.95m x 2.16m)

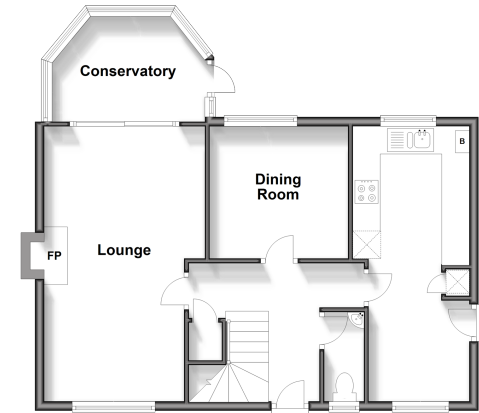
### FIRST FLOOR

Landing  
 Bedroom 1: 12'11 x 9'9 (3.94m x 2.97m)  
 En-Suite Bathroom: 6'11 x 6'2 (2.11m x 1.88m)  
 Bedroom 2: 9'10 x 9'5 (3.00m x 2.87m)  
 Bedroom 3: 9'9 x 8'3 (2.97m x 2.52m)  
 Bedroom 4: 7'9 x 7'5 (2.36m x 2.26m)  
 Shower Room: 6'4 x 6'2 (1.93m x 1.88m)

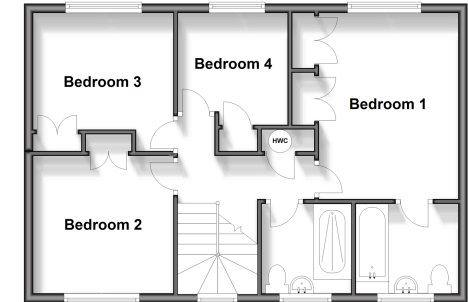
### OUTSIDE

Double Garage: 19'6 x 15'10 (5.95m x 4.83m)  
 Off Road Parking  
 Front and Rear Garden

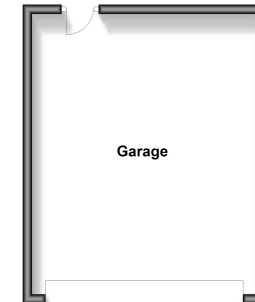
**Ground Floor**  
 Approx. 61.5 sq. metres (662.3 sq. feet)



**First Floor**  
 Approx. 55.5 sq. metres (597.9 sq. feet)



**Outbuilding**  
 Approx. 29.5 sq. metres (317.0 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.