



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)

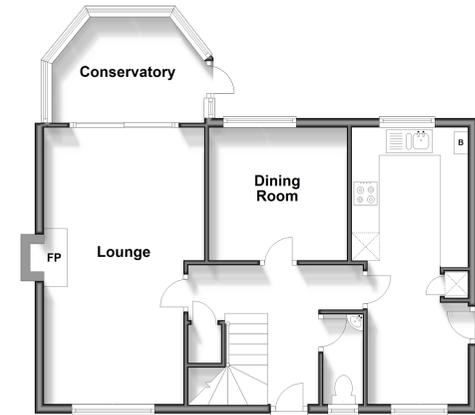
### OUTSIDE

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

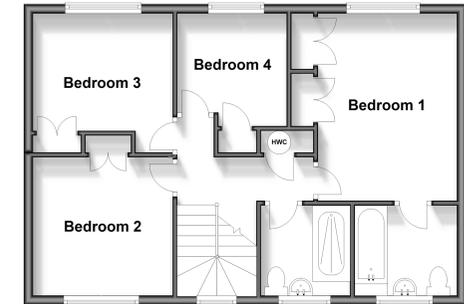
Call Crowborough - 01892 613361 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- 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.

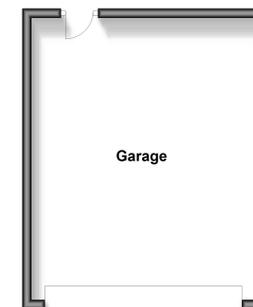
**Ground Floor**  
Approx. 61.5 sq. metres (662.3 sq. feet)



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



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



24205653/20240325/JF/JF