



**Price**  
**£850,000**

**Freehold**

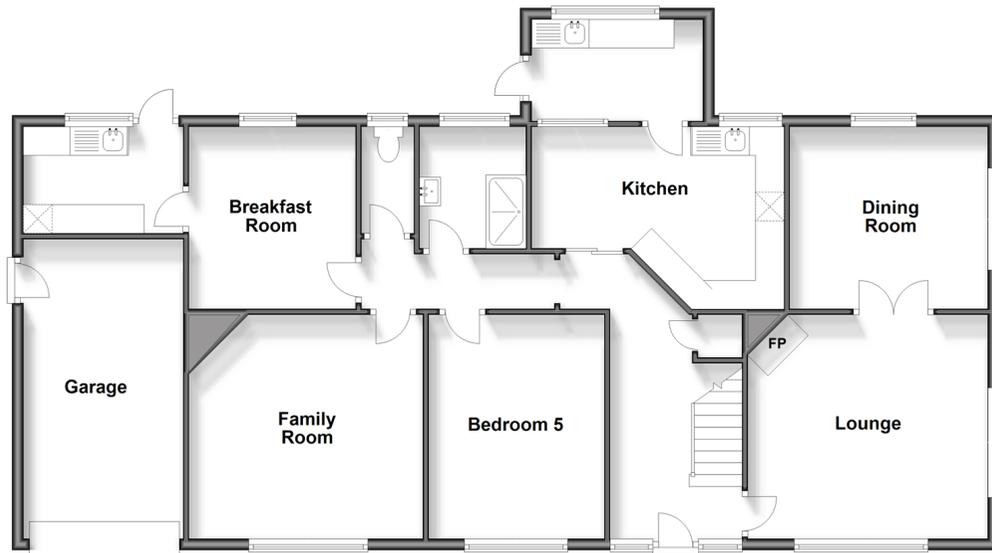
5x  1x  3x 

**St. John's Road,  
Crowborough, East  
Sussex, TN6**

**cubitt & west**  
Helping you move forwards

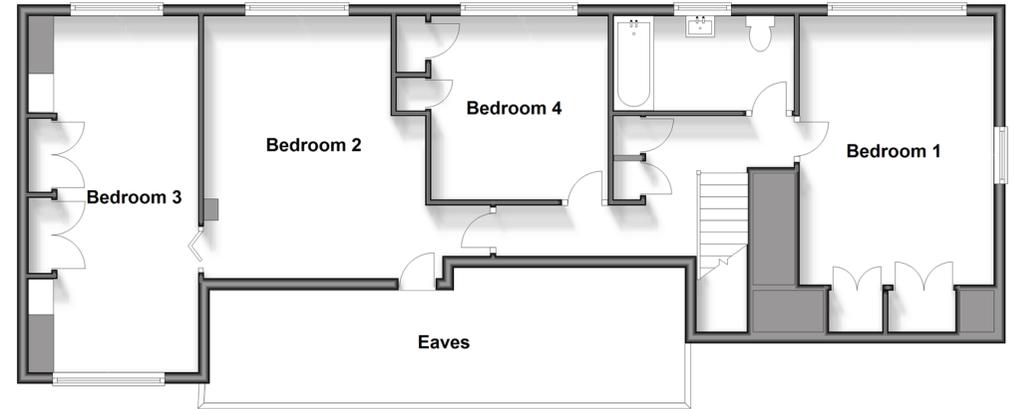
### Ground Floor

Approx. 126.6 sq. metres (1362.7 sq. feet)



### First Floor

Approx. 85.0 sq. metres (914.6 sq. feet)



## Accommodation

### GROUND FLOOR

Hall: 16'2 x 7'6 (4.93m x 2.29m)  
Lounge: 13'9 x 12'9 (4.19m x 3.89m)  
Dining Room: 11'3 x 10'4 (3.43m x 3.15m)  
Kitchen: 14'5 x 10'4 (4.40m x 3.15m)  
Utility Room: 9'9 x 5'9 (2.97m x 1.75m)  
Shower Room: 6'1 x 6'0 (1.86m x 1.83m)  
Separate Toilet: 6'0 x 2'11 (1.83m x 0.89m)

Breakfast Room: 10'5 x 9'6 (3.18m x 2.90m)  
Utility Room 2: 9'1 x 6'1 (2.77m x 1.86m)  
Family Room: 12'10 x 10'1 (3.91m x 3.08m)  
Bedroom 5: 13'4 x 12'10 (4.07m x 3.91m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'5 x 11'6 (4.70m x 3.51m)  
Bathroom  
Bedroom 2: 15'1 x 12'7 (4.60m x 3.84m)  
Bedroom 3: 20'5 x 8'0 (6.23m x 2.44m)  
Bedroom 4: 10'9 x 10'1 (3.28m x 3.08m)

### OUTSIDE

Garage  
Off Road Parking  
Front and Rear Garden



## Main features

- Deceptively spacious chalet bungalow in a prime location
- Ideal for merging families with annexe style living
- Impressive lounge opening into a generous formal dining room
- Breathtaking views from all upstairs rooms
- Ample parking and generous gardens



### Nearest Schools

Primary Schools: St John's C of E Primary 0.6 miles, Sir Henry Fermor C of E Primary 0.9 miles  
Secondary Schools: Grove Park School 1.1 miles, Beacon Community College 1.3 mile  
Further Education: Beacon Community College 1.3 miles



### Transport Information

Train Stations: Crowborough 2.3 miles, Eridge 3.2 miles, Frant 6.7 miles



### Address

St. John's Road, Crowborough, East Sussex, TN6



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Crowborough Branch 01892 613361 ■ [cubittandwest.co.uk](https://www.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



24205672/20240404/JF/JF