

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



St Catherines Close, Crowborough, TN63RD

- ▼ Vendors Are Spoken For
- ▼ Semi-Detached Home
- ▼ Two Double Bedrooms
- ▼ Beautifully presented
- ▼ Quiet & Convenient Location
- ▼ Off-Road Parking



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		

£385,000



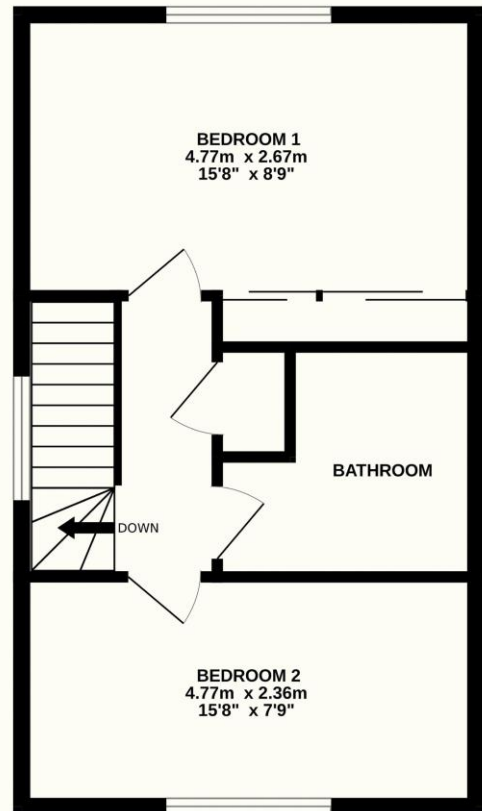
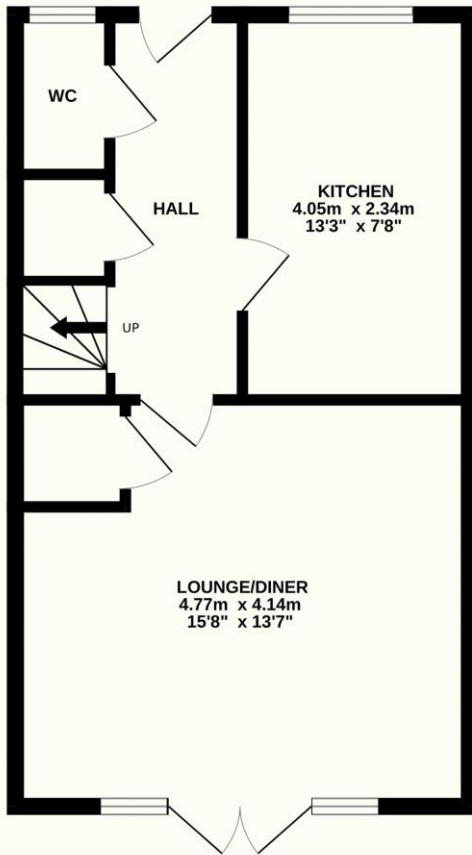
Beautifully presented throughout, this bright and spacious two-bedroom home offers well-proportioned accommodation arranged over two floors. Situated in a sought-after location in Crowborough, the property enjoys a particularly quiet and private setting, with just seven other homes on the road. Unlike many larger new-build developments, this smaller, more peaceful setting offers a greater sense of privacy and exclusivity. The property is also conveniently positioned within walking distance of local shops, excellent transport links and the lovely Walshes Park, which offers pleasant walks and green open spaces. The property is approached via an entrance door leading into a welcoming entrance hall, which provides access to the principal rooms and the staircase to the first floor. The generous lounge/dining room is a particularly attractive feature of the property, offering a bright and versatile space with ample room for both comfortable seating and a dining area. The room benefits from plenty of natural light and provides an excellent space for relaxing and entertaining. The kitchen is positioned to the front of the property and provides a practical, well-arranged space for everyday cooking, with good natural light. A convenient ground-floor WC completes the downstairs accommodation. On the first floor, the property offers two well-proportioned bedrooms, providing comfortable accommodation for a couple, small family or those requiring a guest bedroom or home office. The family bathroom is also located on this floor and is conveniently positioned for both bedrooms. Externally, the property benefits from a driveway providing parking for a couple of cars. The property is ideally situated for enjoying all that Crowborough has to offer, with local shops and transport links within easy reach. The nearby Walshes Park is an added attraction, providing a lovely green space for walking and enjoying the outdoors. Combined with the peaceful surroundings and limited number of neighbouring homes, this property offers an appealing balance of convenience, privacy and tranquillity.



TOTAL FLOOR AREA : 79.4 sq.m. (855 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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