



2 Firbank Hurtis Hill, Crowborough, East Sussex, TN6 3AD  
Asking price £450,000

**Banfield** Estate Agents | 

We are delighted to present a large spacious semi- detached property that was built in 1908 and is full of character. This property comprises of 4 bedrooms with potential to further loft development for more rooms. It is an ideal property for someone wishing to work from home. The garden is a good size to include a lawn, mature shrubs and a large patio area. The property is on the main Tunbridge Wells to Brighton bus route and is within walking distance of the town centre and Crowborough golf course. The house sits in an elevated position which includes off road parking for 3/4 vehicles. We recommend that you view this as soon as possible.

### **ENTRANCE HALL**

Solid wood and glazed entrance door, oak flooring, stairs to first floor.

### **LOUNGE**

Large bay with sash windows, Cast iron period fireplace with tile insert and hearth, oak flooring, picture rail, two radiators.

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### **LOBBY**

Large linen/ storage cupboard, stable door to garden.

### **BATHROOM**

White suite comprising, panelled bath with telephone style tap, pedestal wash hand basin, low level WC, radiator, 2 windows to side, loft hatch with access to boiler. (serviced in 2019)

### **LANDING**

Understairs storage cupboard, stairs to second floor

### **BEDROOM ONE**

Large bay with sash windows, built in wardrobe with oak doors, picture rail & ceiling rose, original striped floorboards cast iron

fireplace with tiled inset.

### **EN SUITE**

White suite comprising, large shower cubicle, pedestal wash hand basin, low level WC, white metro tiles to wet areas. Radiator, wood effect flooring.

### **BEDROOM TWO**

Double room with built in wardrobes, cast iron fireplace, sash window to rear, stripped original floorboards radiator, picture rail.

### **BEDROOM THREE**

Double room with built in wardrobes, cast iron fireplace, sash window to rear, stripped original floorboards radiator, picture rail.

### **BEDROOM FOUR**

A bright and spacious versatile loft conversion ideal to be used as double bedroom or home office with large eaves storage (ideal for further conversion, subject to planning) Built in wardrobe, stripped floorboards, built in eaves storage and sash window to side.

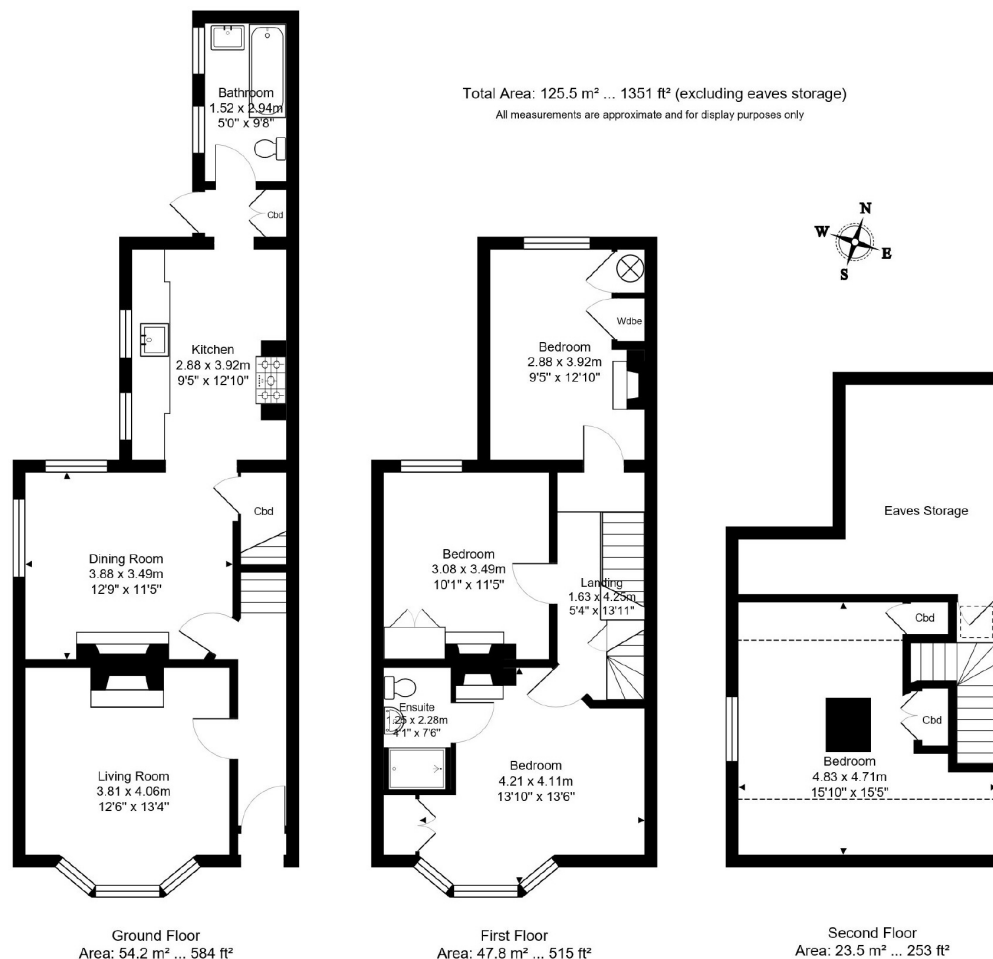
### **OUTSIDE**

The rear garden commences with large patio area leading to additional large patio, the remainder is mostly laid to lawn with many established shrubs. Outside tap, side access. FRONT. To the front of the property is off street parking for 3-4 vehicles.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
77			72		
46			38		
England & Wales			England & Wales		



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