



1 Eliam Cottages, Gladstone Road, Crowborough, East Sussex, TN6 1PJ
Asking price £290,000

Banfield Estate Agents are pleased to present this Victorian 3 bedroom end of terrace house ideally located close to Crowborough Town centre and all its amenities. The house has been passed through generations and is the first time to be marketed since being built. The property benefits from two reception rooms, two double bedroom and one single room, with the addition of large landing which could be used as a home office or playroom. To the rear of the property is a good sized south facing rear garden. to the front of the property is a small area of garden which could potentially be changed to parking (subject to planning)

LOUNGE

UPVC double glazed sash windows to front and to side, Solid wood entrance door, feature fireplace with electric log effect fire, built in storage cupboard, radiator.

DINING ROOM

UPVC double glazed sash windows to side and rear, wood effect laminate flooring, open recess fireplace, radiator, built in storage cupboard, stairs to first floor, radiator. Door to:-

KITCHEN

A range of shaker style units with wood effect roll edge worktops, stainless steel electric oven with electric hob over, upvc double glazed window to side, door to side. Door to:-

INNER LOBBY

Window to side, space and plumbing for washing machine.

BATHROOM

White suite with panelled bath with shower over, pedestal wash hand basin, low level WC with push button flush, Opaque UPVC double glazed window to rear, fully tiled walls. Vinyl flooring.

LANDING/ OFFICE AREA

Large landing area, ideal for use as a seating area or study, UPVC double glazed window to side, radiator.

BEDROOM ONE

UPVC double glazed sash window to front and side, radiator, feature fireplace.

BEDROOM TWO

UPVC double glazed window to rear, radiator.

BEDROOM THREE

UPVC Double glazed sash window to side aspect, radiator.

GARDEN

Good sized rear garden commencing with patio area with side access, the remainder is mostly laid to lawn





Total Area: 79.5 m² ... 855 ft²

All measurements are approximate and for display purposes only

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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