



2 Alderbrook Cottages Stone Cross Road, Crowborough, TN6 3DF.

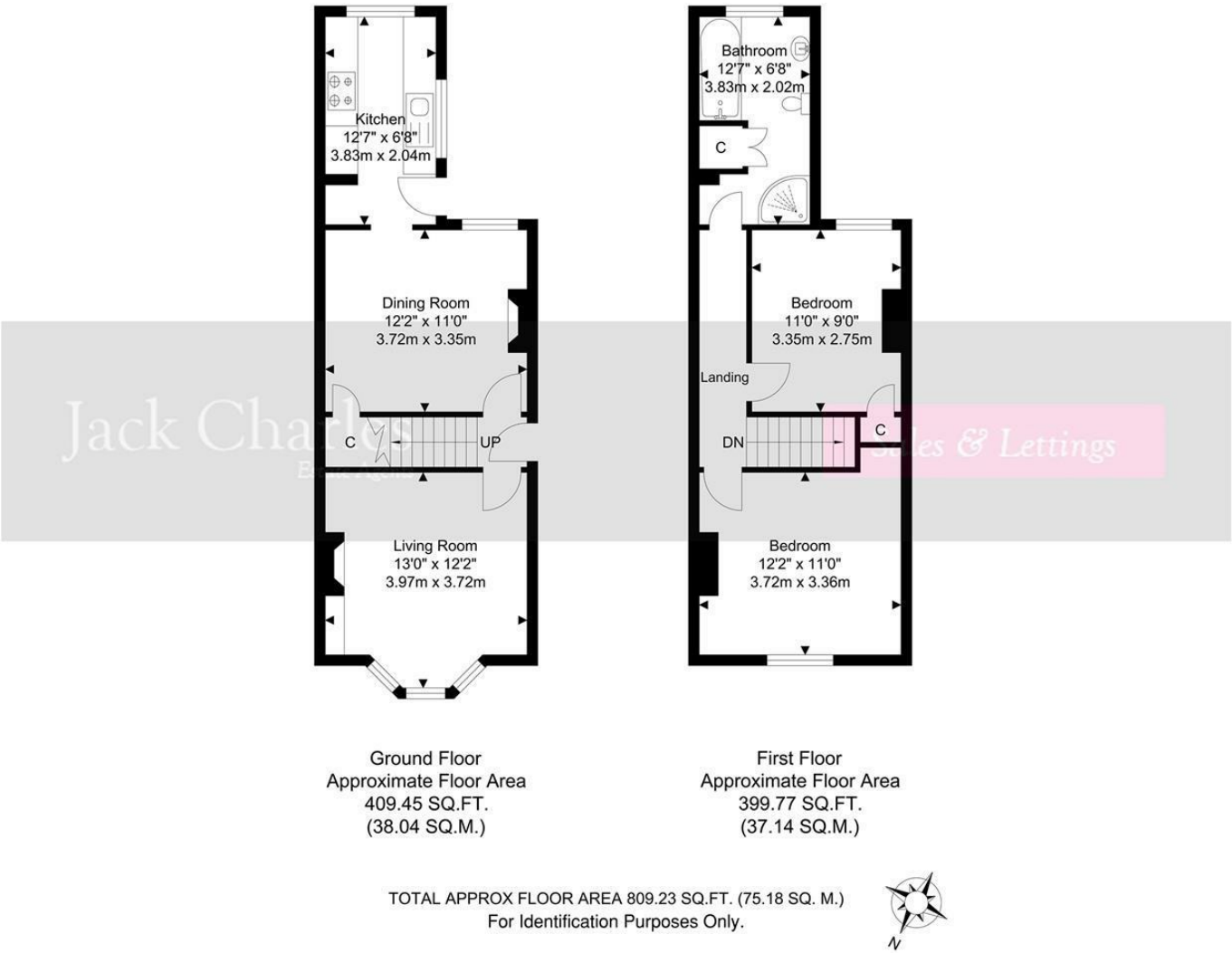
Guide Price £375,000 - £395,995

Jack Charles
Estate Agents

Sales & Lettings

- Victorian Semi Detached House
 - Living Room
 - Parking
- Two Bedooms
 - Dining Room
 - Pretty Gardens
- Kitchen
 - First Floor Bathroom
 - Viewing Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

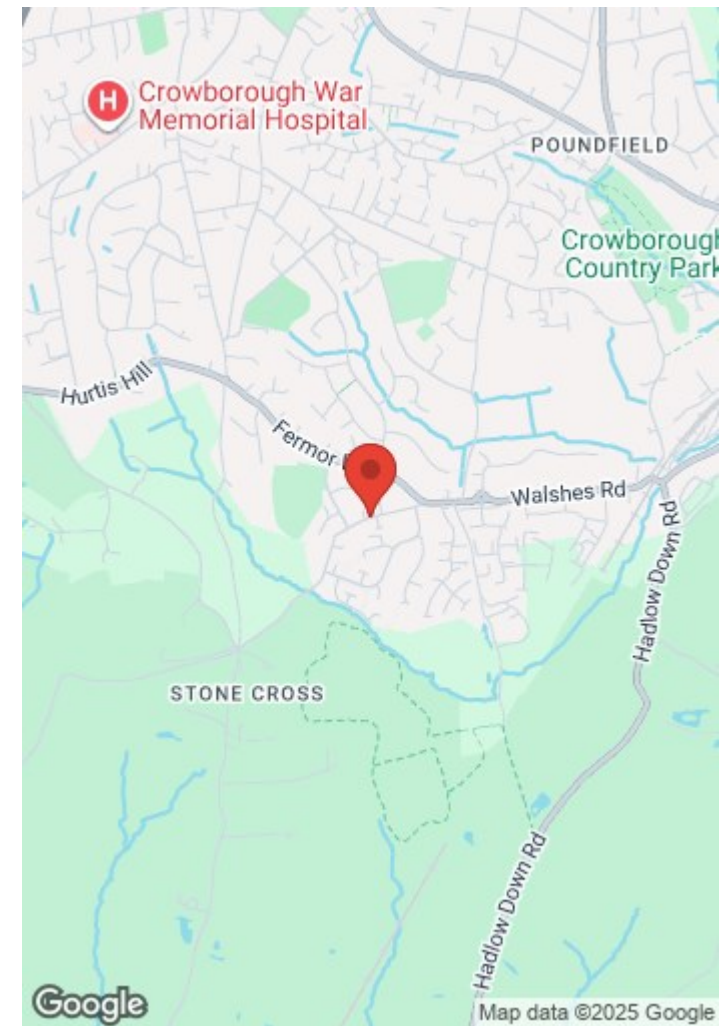
Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this charming and well presented two bedroom semi detached home, situated in a popular location on the outskirts of Crowborough and still offering convenient access to the high street, local schools. 2 Alderbrook Cottages we believe offers scope to extend STPP and comprises a small entrance lobby, living room, dining room and a separate kitchen. To the first floor there are two good size bedrooms and a large bathroom. Outside the property benefits from a generous recently landscaped rear garden with large garden studio. To the front is a driveway providing off road parking.

Situation

Crowborough is a small town that boasts a great selection of amenities and shopping facilities that include Waitrose, Morrisons and Lidl Supermarkets with banks, post office as well as many independent retailers. Well regarded schooling for all ages and recreational facilities that include swimming pool, Tennis and Squash Club, Bowles outdoor activity centre, two golf courses and the famous Ashdown Forest with 6,000 acres of open space to enjoy. Tunbridge Wells with its theatres, more extensive shopping and leisure complex is within a short driving distance and the coast of Brighton and Eastbourne are approx an hours drive. There are mainline rail services to London in approximately one hour from the nearby Jarvis Brook or Eridge stations as well as mainline services from nearby Tunbridge Wells & Frant found close by.





Jack Charles
Estate Agents

Sales & Lettings

6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721	191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80
--	---

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

