



3 Burdett House Burdett Road  
Crowborough, TN6 2EY  
£1,100

A well proportioned, two bedroom, first floor flat, conveniently located within walking distance of Crowborough station. The accommodation comprises an entrance hallway, spacious living room, two double bedrooms, fully fitted kitchen and shower room. Externally the property also benefits from a private garden and outside storage shed.

Council Tax Band: B

EPC: D

### **Entrance**

Opaque double glazed door opening into communal porch with stairs rising to the first floor. Useful allocated storage cupboard. Front door to:-

### **Additional Information**

Wealden District Council. Council Tax Band B.

### **Entrance Hallway**

Front door opening into hallway. Wood effect vinyl flooring. Electric wall mounted heater. Storage cupboard with light housing the consumer unit. Loft hatch. Glazed door to:-

### **Living Room**

Large UPVC double glazed window to the front with electric wall mounted heater below.

### **Kitchen**

This dual aspect room with UPVC double glazed windows to the side and rear boasts a selection of white wall and base units with laminate worktop and tiled splashback. Integrated 'Zanussi' oven. Space and plumbing for washing machine, dishwasher and fridge/freezer. 'Beko' hob with extractor above. Sink and drainer sits below window to the rear. Vinyl flooring.

### **Bedroom One**

This spacious double bedroom benefits from a large UPVC double glazed window to the front with wall mounted electric radiator below. Cupboard housing hot water tank.

### **Bedroom Two**

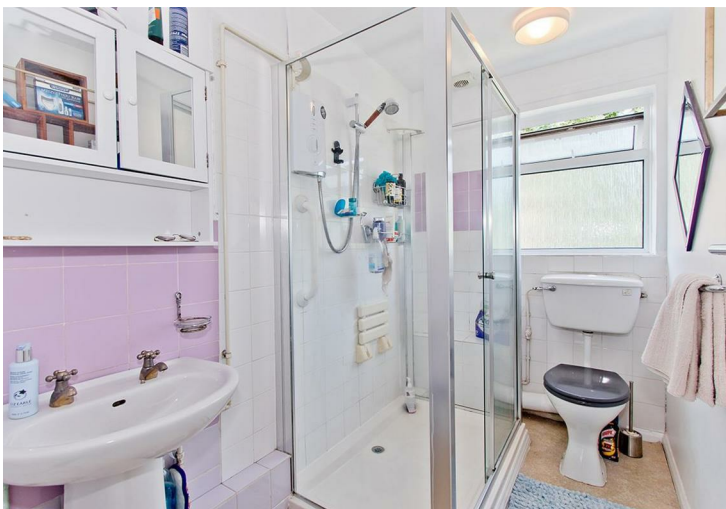
Another nice size bedroom with UPVC double glazed window to the rear and wall mounted electric radiator below. Wood effect flooring.

### **Shower Room**

This part tiled shower room comprises of fully enclosed show with wall mounted 'Mira Sport' shower, push handle flush toilet and pedestal sink. Opaque UPVC double glazed window to the rear. Vinyl flooring.

### **Garden**

Private garden accessed via the rear of the property, mainly laid to lawn with shed. The property also benefits from a brick built outside storage cupboard.



## Floor Plan



**3, Burdett House, Burdett Road, Jarvis Brook, TN6 2EY**

All measurements are approximate and for display purposes only

Total Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>

## Viewing

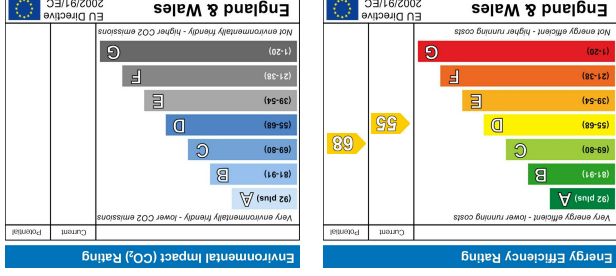
Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

# 01892 653333

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## Energy Efficiency Graph



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## Area Map

