



4 Victoria Cottages Sheriffs Lane
Crowborough, TN6 3JF
£339,000



Banfield Estate Agents are proud to present to the market with NO FORWARD CHAIN this recently refurbished, charming, two bedroom character cottage, located in an idyllic semi-rural setting on the outskirts of Rotherfield with beautiful views to the front and rear. The ground floor of this property comprises a living room, kitchen, garden room and downstairs shower room. The first floor boasts two well proportioned double bedrooms with the master benefitting from an en-suite WC. Externally the property has a generous rear garden backing onto lovely countryside. Viewing is highly recommended to appreciate all that this property and unique location has to offer!

Entrance

Brick pathway leading to the front door, laid to lawn to the side. Outside light.

Living Room

Charming bay window to the front with new UPVC double glazed sash windows. Feature multi fuel log burner which creates a focal point to the room. Wooden floor boards. Part glazed door to:-

Inner Hall

Stairs to first floor. Part glazed door to:-

Kitchen

A range of wood effect wall and base units with laminate worktop and tiled splashback. Stainless steel sink and drainer with large sash window above looking through to the garden room. Feature brick chimney breast with space for cooker. Concrete tiled flooring. Latch door to useful understairs storage cupboard with light. Glazed door with steps down to:-

Garden Room

UPVC double glazed sliding doors opening out to the rear of the property. Tiled flooring. Wall lights. Door to:-

Shower Room

This part tiled bathroom comprises of a corner shower cubicle with electric wall mounted 'Creda' shower. Sink with storage cupboard below. Push button flush toilet and heated towel rail. Space and plumbing for the washing machine. Opaque double glazed window to the rear and sky light. Tiled flooring.

First Floor

Landing

Loft hatch. Doors to:-

Bedroom One

Double bedroom with sash window to the rear boasting views over the lovely garden and countryside beyond. Wooden floor boards. Feature fireplace (decorative). Cupboard housing hot water tank. Door to:-

En-suite WC

Comprising of pedestal sink with tiled splashback and push button flush toilet. UPVC double glazed window to the rear.

Bedroom Two

Another double bedroom with sash window to the front. Electric wall mounted heater. Feature fireplace (decorative). Useful storage cupboard. Wooden floor boards.

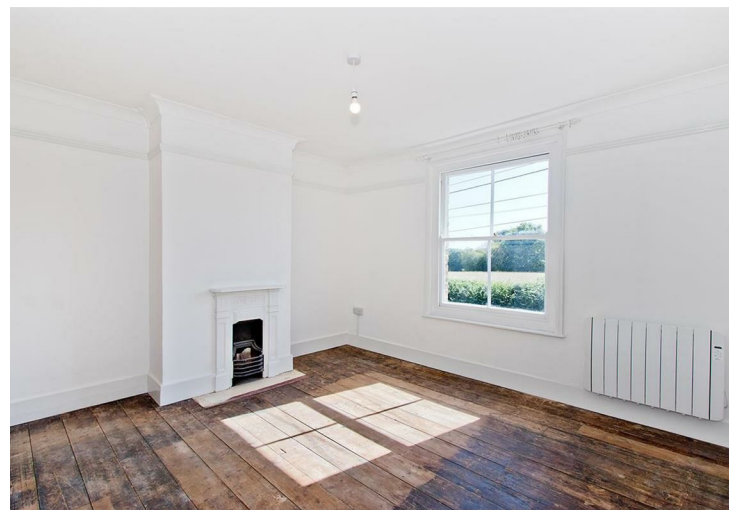
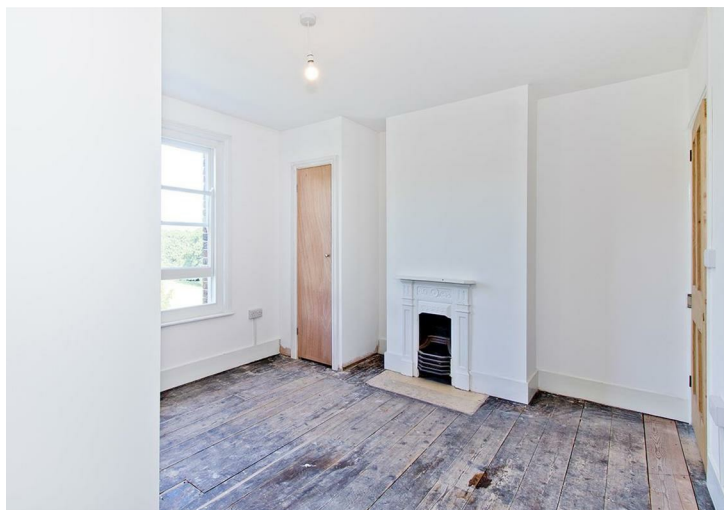
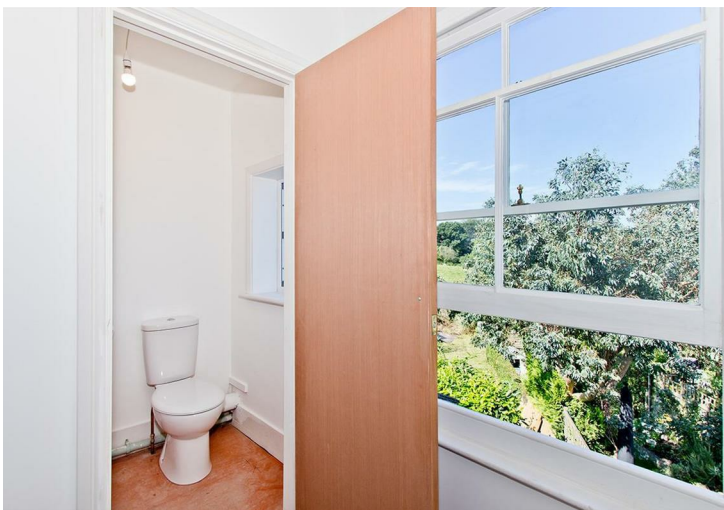
Garden

Steps down from the garden room to a small patio area with outside tap. Beyond the patio you step through into the fabulous garden, mainly laid to lawn with mature flower beds to the side. Shed.

Additional Information

Wealden District Council. Council Tax Band C.
N.B. Please note there is a right of way over the patio area at the rear of the property for access. On road parking available.



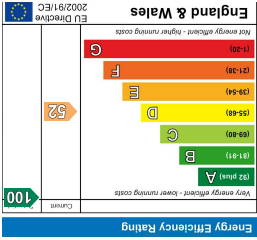


Floor Plan

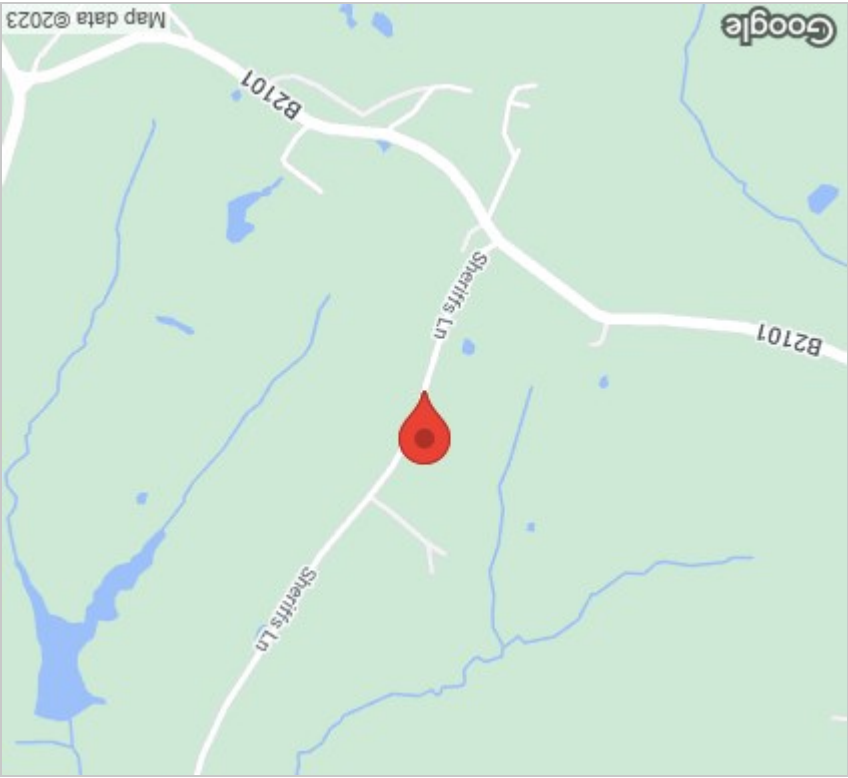


Viewing

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.



Energy Efficiency Graph



Area Map

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.