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Peter Oliver



Mottins Hill, Crowborough, TN6 3SE

- Character Cottage with Original Features
- 2 Double Bedrooms, 2 Reception Rooms
- Open Fireplace
- Off Road Parking
- 0.2 Miles to Mainline Station
- Extensive, Well Maintained Garden



EPC RATING

Current:

55 | D

Potential:

74 | C

Guide Price:
£350,000 - £365,000



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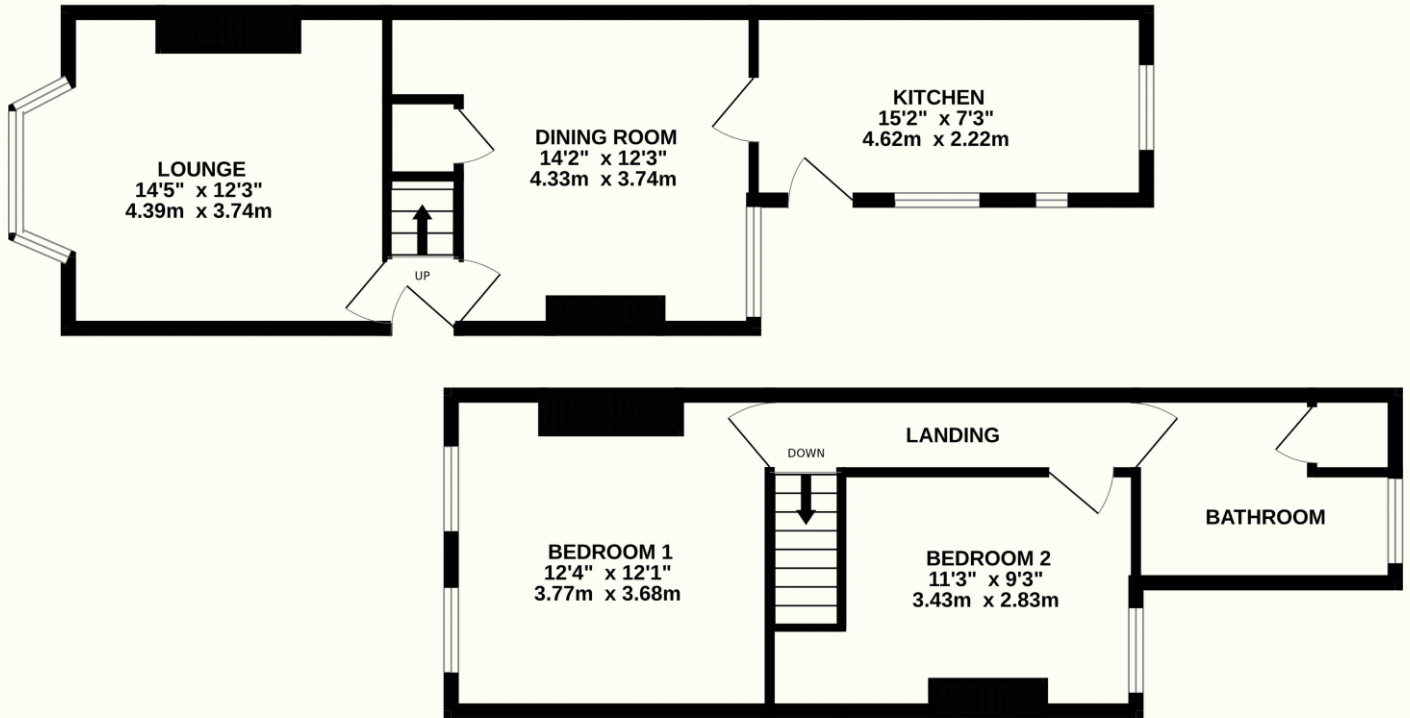
This is a beautiful example of a character cottage within minutes of local amenities and the Sussex countryside. The house is situated on a lovely, quiet, semi-rural road with easy access to countryside walks. Close to the local shops and services including Crowborough's mainline train station which is a few minutes' walk away. The house itself is impressive with character features including a working open fireplace in the lounge and exposed wooden floors. Each room is a great size with a separate lounge and dining room, and two double bedrooms. The kitchen was fully replaced in 2021 including the addition of granite worktops, and has cleverly used the space to ensure there is room for a full-size dishwasher, washing machine and tumble dryer. The garden, which benefits from plenty of sunlight throughout the day, is a real feature. Larger than you might expect and beautifully presented making it a space you'll be keen to show off! A new patio area was built in 2020, ideal for garden entertaining, and a shed and greenhouse are tucked away at the rear of the garden. The property also benefits from a driveway at the front of the property. The property would have originally been three bedrooms, but the bathroom has been moved upstairs, providing a spacious bathroom. This is a property you must come and see for yourselves to fully appreciate!

Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
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TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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