



8 Elim Court Gardens, Crowborough, East Sussex

£450,000-£475,000

**MANSELL
McTAGGART**
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8 Elim Court Gardens

A deceptively spacious 3 bedroom detached chalet style home with southerly facing rear gardens offered for sale with no on-going chain and located in a quiet and desirable cul-de-sac close to Crowborough town centre and the Ashdown Forest. Council Tax band: E

Tenure: Freehold

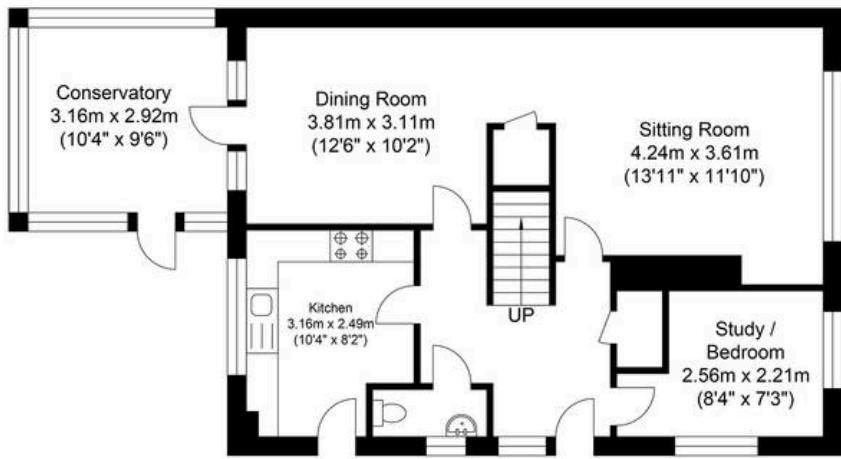
- A spacious 3 bedroom detached chalet style home offered for sale with no on going chain
- Desirable cul-de-sac location close to Crowborough town centre and the Ashdown Forest
- Beautifully maintained rear gardens
- Impressive part brick conservatory with fine views across the gardens
- Large sitting room
- Modern re-fitted kitchen with built-in oven and hob
- Long private driveway leading to a car port and a single garage
- Re-fitted shower room
- Ground floor study/bedroom 3



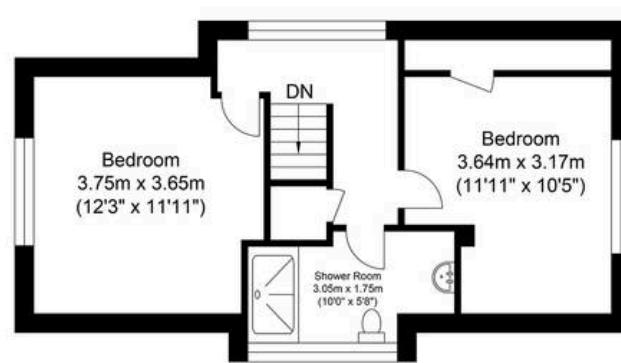
8 Elim Court Gardens

A deceptively spacious 3 bedroom detached chalet style home with southerly facing rear gardens offered for sale with no on-going chain and located in a quiet and desirable cul-de-sac close to Crowborough town centre and the Ashdown Forest. The rear garden has been meticulously maintained and is laid to level lawn flanked by extensively stocked flower and shrub beds with a paved patio immediately adjoining the rear of the property. The light and generously proportioned accommodation comprises in brief on the ground floor a large reception hall, a cloakroom, an impressive and good sized sitting room, a separate dining room, a study/bedroom 3, a modern re-fitted kitchen with built-in oven and hob and a stunning part brick constructed conservatory with glazed door opening to the patio and garden. From the reception hall a staircase rises to the first floor landing, 2 good sized bedrooms and a beautifully refitted shower room. Outside, the property is approached via a long private driveway which leads to a covered car port and a detached single garage. There is a good sized area of front garden laid to lawn flanked by flower and shrub beds. The property is offered for sale with no on-going chain. EPC Band D.

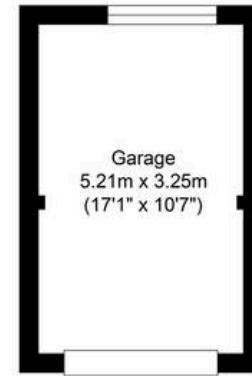




Ground Floor
Approximate Floor Area
746.58 sq ft
(69.36 sq m)



First Floor
Approximate Floor Area
420.65 sq ft
(39.08 sq m)



Garage
Approximate Floor Area
182.98 sq ft
(17.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 108.44 sq m / 1167.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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