



3 Old Cottages Palesgate Lane, Crowborough



 **KMJProperty**  
Your local independent Estate Agent

- Tenure: Freehold
- Cottage Beams
- Off Road Parking
- Rear Garden
- Semi-Rural Location
- EPC D
- Potential to extend
- 1.8miles to Town Centre

Situated just 1.8 miles from Crowborough town centre is this fantastic opportunity to refurbish, improve and extend this fantastic project property. With space to the side of the property there is potential to extend what was originally built as two cottages and later reconfigured to 1, to create a further 2 dwellings or additional accommodation. (STP)

The original beams throughout the property create the perfect foundations for a beautiful cottage, with a bit of time and love, this could make a wonderful family home.

Currently this property, set within a semi-rural location, offers off road parking.

Council Tax Band: B

**MORE PROPERTIES REQUIRED IN ALL AREAS**



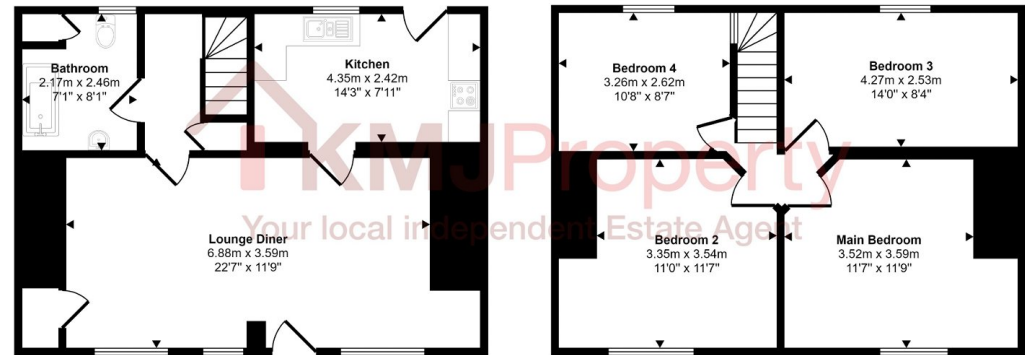


# Notes

Council Tax: F

Tenure: Freehold

Approx Gross Internal Area  
109 sq m / 1178 sq ft



Ground Floor  
Approx 55 sq m / 593 sq ft

First Floor  
Approx 54 sq m / 584 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**AGENT NOTE:** KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

**BRITISH PROPERTY AWARDS**  
2023  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN CROWBOROUGH

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- 01342 833333



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- Forest Row

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2022  
★★★★★  
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ESTATE AGENT IN TUNBRIDGE WELLS