

Banfield Estate Agents

Clickity Click Western Road

Crowborough, TN6 3EH

Offers Over £330,000

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A deceptively spacious and well-presented home, ideally located close to Crowborough train station, offering modern living throughout and generous outdoor space.

Approached via a front garden with steps leading down, the property opens into a welcoming porch—perfect for coats and shoes. The lounge is a generously sized, light-filled room overlooking the front garden.

To the rear, the home opens into a generous, versatile dining and reception area, seamlessly flowing into a charming half-brick conservatory that enjoys lovely garden views and direct access to the patio—ideal for entertaining.

A sliding door leads into a stylish, modern kitchen with ample worktop and cupboard space, a gas oven and hob, and space for appliances. Wood-effect flooring runs seamlessly throughout the entire ground floor, creating a cohesive and contemporary feel.

Upstairs, the property offers a family bathroom complete with a bath and overhead shower, WC, wash basin, storage, and an airing cupboard. There are three bedrooms in total—two positioned at the front and one overlooking the rear garden.

Outside, the rear garden features a patio area perfect for outdoor dining, a lawn, and a useful outbuilding currently used as a workshop with power. The property also benefits from a garage en bloc.

This lovely family home combines space, style, and practicality, with generous front and rear gardens and beautifully connected living areas designed for modern living.

Situated in a popular and well-connected part of Crowborough, this home offers the perfect balance of peaceful, leafy surroundings and convenient access to local amenities. Jarvis Brook Station provides direct rail services to London, making it ideal for commuters. Families will appreciate the excellent local schools, with highly regarded primary and secondary options within walking distance.

Council Tax Band: C

Tenure: Freehold









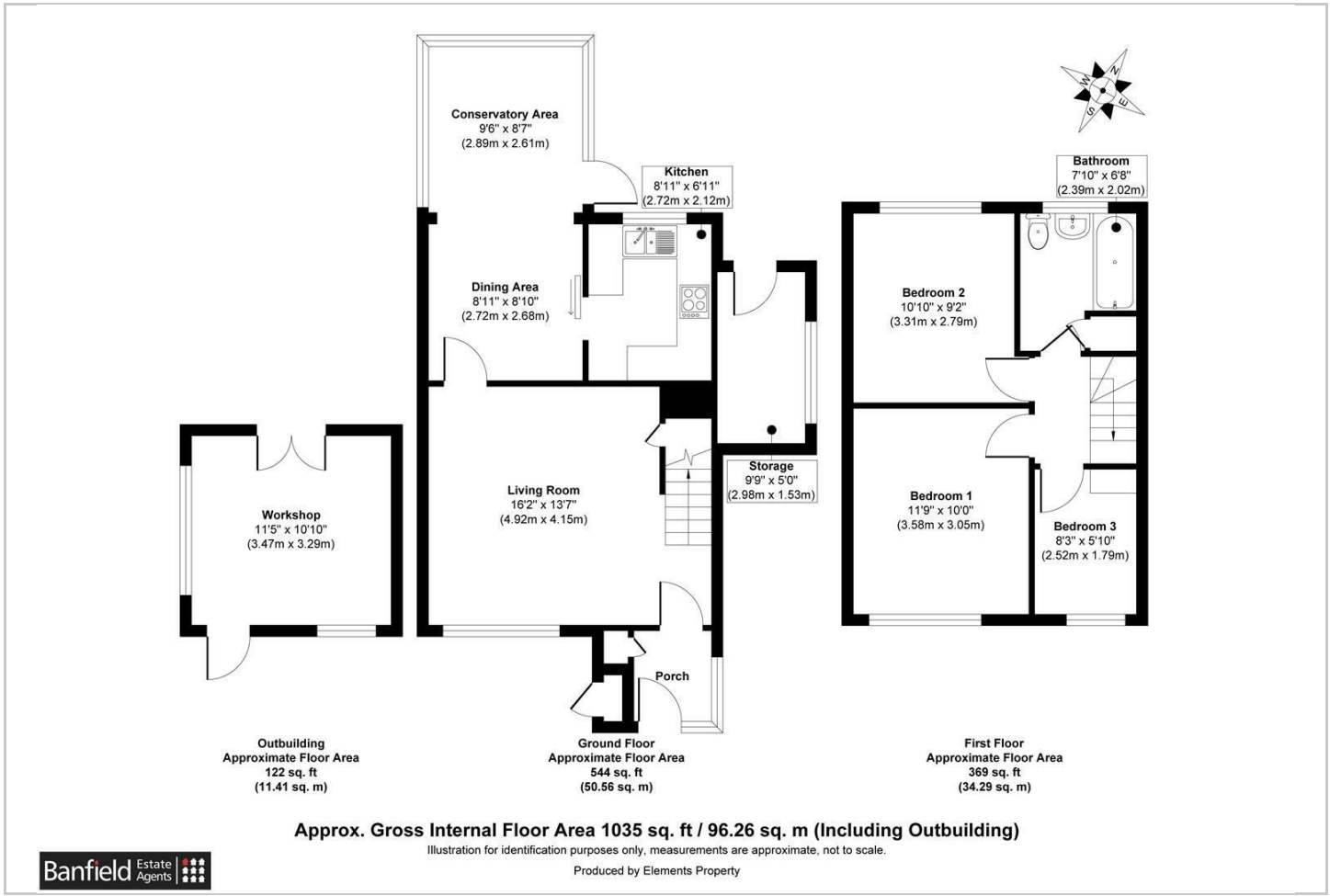




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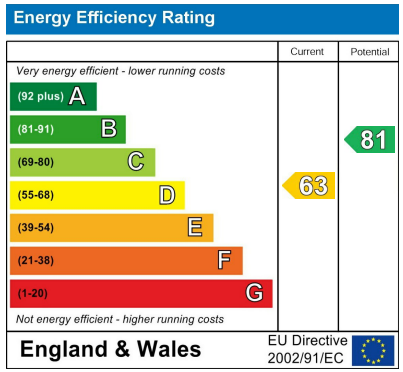



Floor Plan



Area Map





Energy Efficiency Graph

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.

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