



18 Saxonbury Close  
Crowborough, TN6 1EA  
Asking Price £460,000

This generous three-bedroom bungalow is attractively positioned in the convenient location of Saxonbury Close, a peaceful residential setting just a short distance from the heart of Crowborough town centre. The property impresses with its excellent kerb appeal, featuring a neatly maintained front garden alongside a single garage that offers both secure parking and useful additional storage.

A welcoming porch leads into a generous entrance hall, setting the tone for the sense of space and thoughtful layout found throughout the home. From here, all principal rooms are easily accessible, making the property both practical and well balanced. The dual-aspect sitting room is a particular highlight, enjoying natural light throughout the day. This inviting space is centred around a charming feature fireplace, creating a cosy focal point, while double doors open directly onto the rear garden. This seamless connection between inside and out makes the room ideal for both everyday living and entertaining, allowing the garden to be enjoyed year-round.

The kitchen is well equipped with a range of fitted units providing ample storage, complemented by generous worktop space and under-counter provision for appliances. A large window overlooks the tranquil rear garden, filling the room with natural light and offering a pleasant outlook while cooking. A door leads directly outside, perfect for easy access to the garden, summer dining, or simply enjoying the peaceful surroundings.

The bungalow offers three well-proportioned bedrooms, all of which benefit from built-in storage. Two bedrooms are positioned at the front of the property, enjoying a pleasant outlook, while the third bedroom is located to the rear, offering a particularly quiet and private aspect. One of the bedrooms is further enhanced by an ensuite WC, providing added convenience. The family wet room is thoughtfully designed, featuring a WC and sink basin, and offers both comfort and practicality.

Outside, the rear garden offers a high degree of privacy and a wonderfully peaceful atmosphere. The garden has been carefully arranged to include a well-maintained lawn, a raised patio ideal for outdoor seating and entertaining, and a variety of mature plants and shrubs that create interest throughout the seasons. A greenhouse adds further appeal for keen gardeners, while the overall setting is calm and secluded, often filled with birdsong, making it an ideal place to relax and unwind.

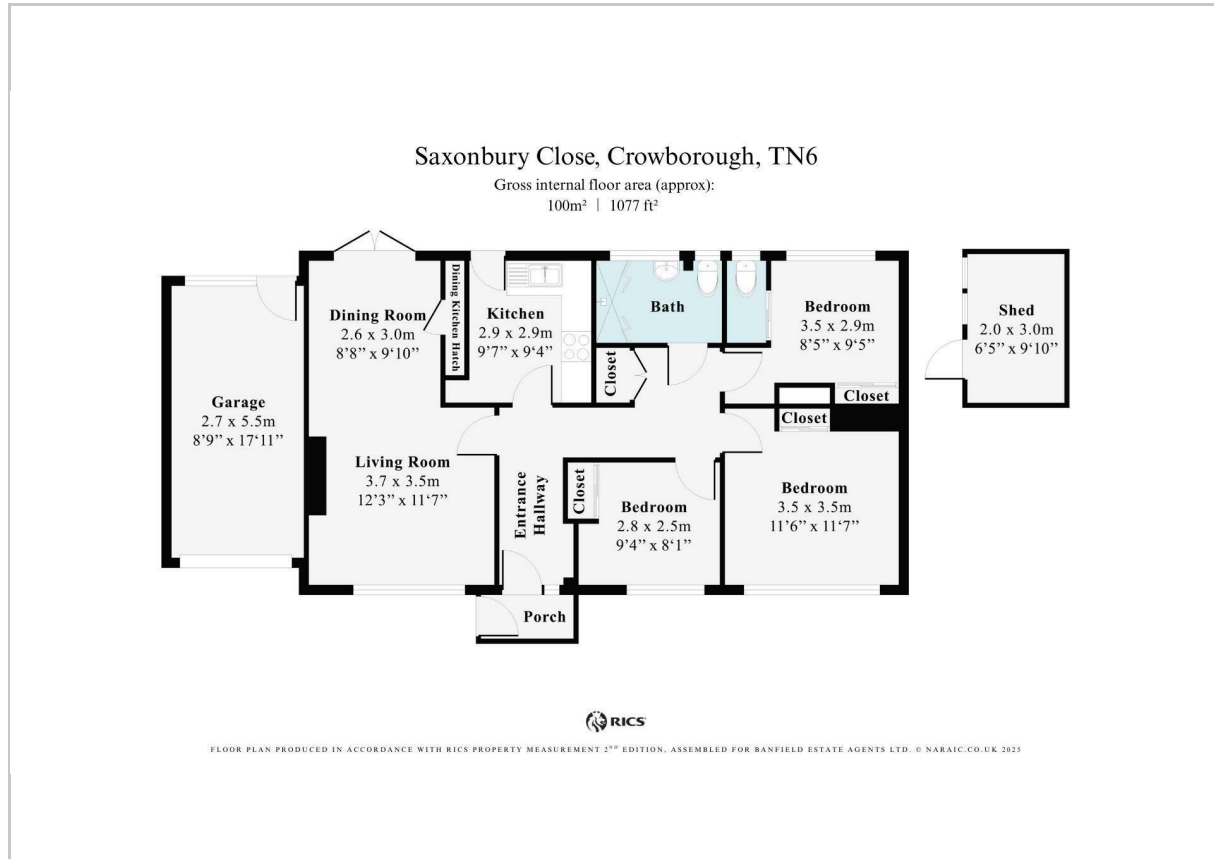
Located in the sought-after town of Crowborough, the property is perfectly suited to families and those seeking a balance of town and country living. Highly regarded primary and secondary schools are within comfortable walking distance, while the town centre offers a good selection of shops, cafés and traditional pubs. The stunning Ashdown Forest is just a couple of miles away, providing miles of scenic walks, cycling routes and opportunities to explore the surrounding countryside, including the much-loved Pooh Corner. Royal Tunbridge Wells is also within easy reach by car, offering an excellent range of boutique shops, restaurants, cultural attractions and well-respected grammar schools.

Council Tax Band: D





## Floor Plan



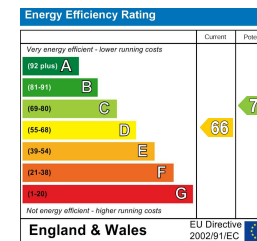
## Area Map



## 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



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.

# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE  
info@banfieldresidential.com | www.banfieldresidential.com