

Banfield Estate Agents  
01892 653333  
www.banfieldrealestate.com  
**FOR SALE**

49 Buller Close  
Crowborough, TN6 2YE  
Asking Price £215,000

1 1 1 E

## A Charming One Bedroom Freehold Home – Ideal for First-Time Buyers or Downsizers

Tucked away in a peaceful cul-de-sac within the sought-after Montargis development, this delightful one-bedroom freehold home offers a perfect balance of comfort, convenience, and charm.

Step through the enclosed entrance porch, a welcoming space to shed the day's worries before entering the bright and airy living room - a cozy retreat with space to relax, unwind, and entertain. The separate kitchen is designed for ease and efficiency, providing the perfect setting to create home-cooked meals with fresh ingredients from the local markets.

Upstairs, the spacious bedroom offers a restful haven, bathed in natural light, with ample space for a reading nook or workspace. The well-appointed bathroom is designed for relaxation, ideal for a refreshing morning routine or a soothing evening soak.

Outside, your private front garden is a rare find—perfect for enjoying a morning coffee, adding vibrant planters, or simply soaking up the fresh air in your own little outdoor oasis.

### Why You'll Love This Home:

Freehold ownership – No service charges or lease concerns, offering true independence.

A short walk to the mainline station – Ideal for commuters, with London Bridge just an hour away.

A peaceful yet well-connected location – Nestled in a tranquil setting yet within easy reach of local shops, supermarkets, and leisure facilities.

Close to nature – Enjoy weekend walks in the breathtaking Ashdown Forest, with 6,500 acres of open heathland to explore.

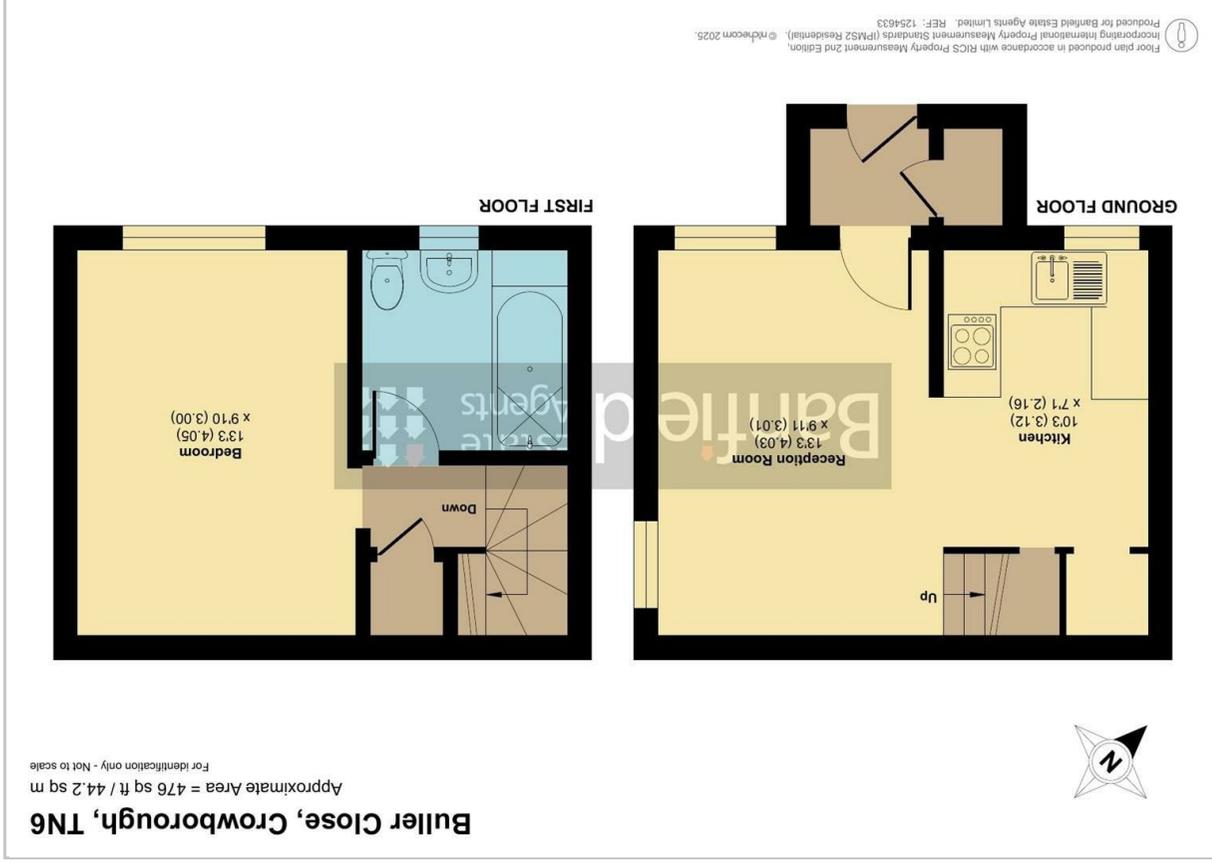
With its rare freehold status in this price bracket, sought-after location, and warm, inviting feel, this home is an excellent opportunity for first-time buyers, investors, or those looking to downsize without compromise.

Early viewing is highly recommended—homes like this don't stay available for long





## Floor Plan



## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

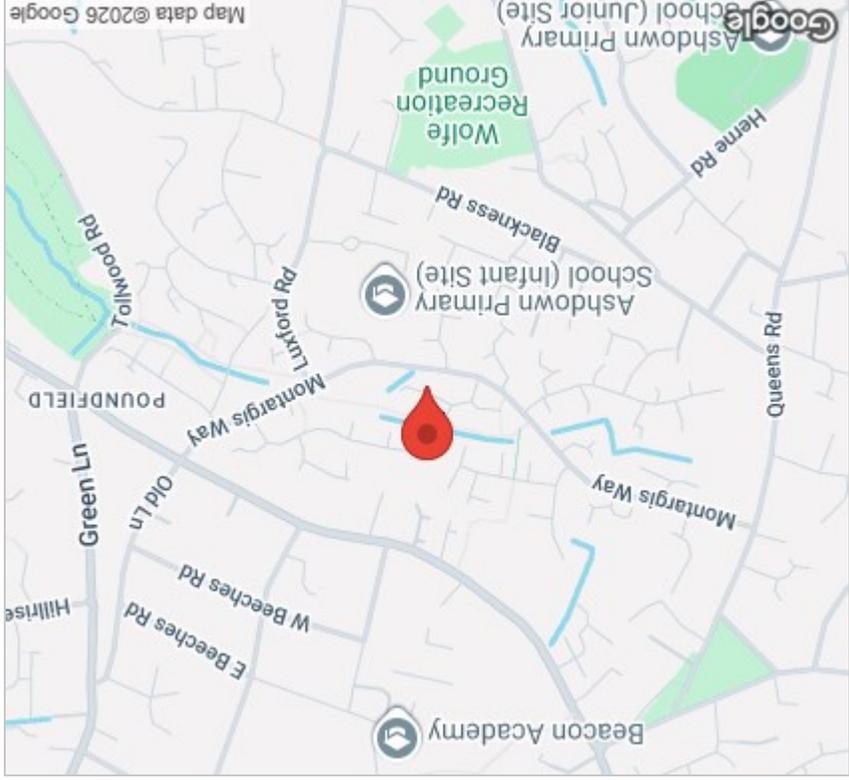
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
<b>93</b>	<b>A</b>
	<b>B</b>
	<b>C</b>
	<b>D</b>
	<b>E</b>
	<b>F</b>
	<b>G</b>

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales

## Energy Efficiency Graph



## Area Map

# 01892 653333

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