



Fairholme Western Road  
Crowborough, TN6 3ED  
Asking Price £330,000



A much-loved two-bedroom bungalow offering generous proportions and a warm, welcoming atmosphere throughout. This charming home is conveniently located close to Crowborough Station, providing direct rail links to London, and benefits from a private driveway, offering off-road parking for residents.

The property is entered via a spacious entrance hall, setting the tone for the light and comfortable accommodation found within. The kitchen is both practical and welcoming, with ample cupboard space, a designated area for a dining table, and a convenient side door leading directly to the garden — perfect for summer dining, entertaining, or simply enjoying the outdoors.

The master bedroom, located at the front of the bungalow, is filled with natural light. A large window and fitted wardrobes, provide both comfort and practicality. To the rear, the living room overlooks the beautifully maintained garden, offering a peaceful and tranquil setting to relax. The second bedroom also enjoys garden views, making it ideal for guests, a home office, or a versatile additional living space. A well-appointed shower room completes the internal accommodation.

The garden is a highlight of this property, providing a private outdoor retreat. It features a charming pond, greenhouse, and a large shed, catering perfectly to keen gardeners, outdoor enthusiasts, or anyone seeking a quiet space to unwind. Whether you enjoy alfresco dining, gardening, or simply relaxing with a morning coffee surrounded by greenery.

The property offers excellent potential to modernise and personalise the space, allowing a new owner to put their own stamp on this charming bungalow and create a home perfectly suited to their tastes and lifestyle. In addition, the bungalow benefits from a spacious loft, offering the potential to extend upwards, subject to planning permission, providing even more opportunity to increase living space and value.

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. For leisure, the town offers a variety of shops, cafés, and pubs, perfect for weekend brunches or evening get-togethers. Outdoor enthusiasts will enjoy being just a couple of miles from Ashdown Forest, ideal for long walks, cycling, and exploring the famous Pooh Corner. For more extensive shopping, dining, and cultural experiences, Royal Tunbridge Wells is only a short drive away, offering boutique shops, restaurants, and grammar school options.

Tenure: Freehold | Council Tax Band: C | End Of Chain

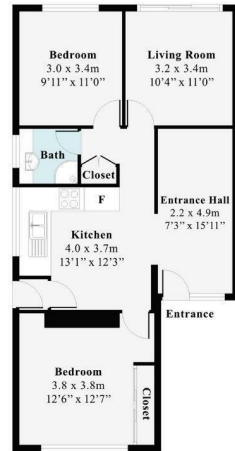




## Floor Plan

Fairholme, Western Road, Crowborough, TN6

Gross internal floor area (approx):  
72m<sup>2</sup> | 781 ft<sup>2</sup>

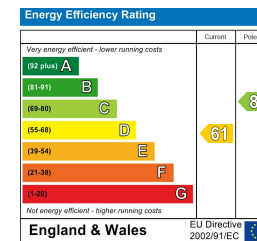


FLOOR PLAN PRODUCED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT 2<sup>ND</sup> EDITION, ASSEMBLED FOR BANFIELD ESTATE AGENTS LTD. © NARAIC.CO.UK 2023

## 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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