

Banfield Estate Agents

High Bank Mill Crescent

Crowborough, TN6 2QU

Best Offers Over £400,000

3 2 2 C

Nestled in a peaceful yet central position in the heart of Crowborough, this attractive three-bedroom semi-detached family home offers an exciting opportunity for those seeking a property with scope to further enhance and personalise. Currently partway through a renovation, the property presents an opportunity for a new owner to complete the works and create a home to their own specification. Just a short stroll from Crowborough High Street, residents benefit from ready access to a variety of independent shops, well-known supermarkets, cafés, local amenities and transport links, all while enjoying the privacy of a tucked-away setting.

The property presents a versatile layout, ideally suited to modern family living. To the front is a welcoming sitting room, a charming retreat perfect for relaxing or entertaining guests. Thoughtful touches throughout include a bay window that invites in plenty of natural light and a fresh, welcoming atmosphere.

The true heart of this home is the newly completed, extended kitchen and dining area at the rear – a beautifully designed space with contemporary blue-grey Shaker-style cabinetry, expansive work surfaces, a central island with breakfast bar, and integrated appliances. Roof windows and wide glazed doors ensure the area is always bright and inviting, with access to the lengthy rear garden, offering a setting for social gatherings or al fresco dining. The garden itself offers ample potential to create different zones for entertaining, play, or home gardening enthusiasts to make their mark.

Upstairs, three bedrooms provide versatile accommodation. The main bedroom benefits from built-in storage and space for a double bed and additional furniture. Bedrooms two and three offer flexibility for children, guests, or use as a home office or dressing room. A family bathroom serves the upstairs rooms, complemented by a handy ground-floor cloakroom for added convenience.

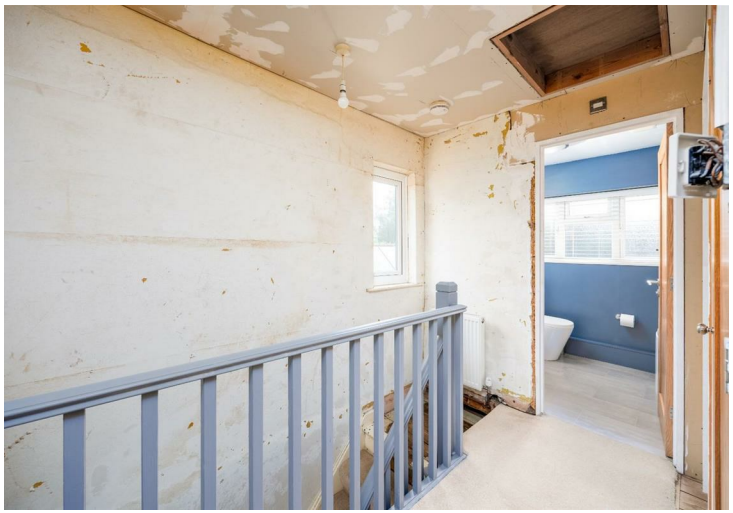
An important feature of this property is its unfinished renovation. While the kitchen extension has been completed to an excellent standard, further work remains to bring the rest of the property to completion. Expensive footings are already in place for a potential side extension, offering an additional opportunity for a new owner to develop the property further, subject to the necessary planning permissions and building regulations. Buyers should be prepared for a project and the work required to finish and personalise the home to their own specification.

Off-road parking is available for multiple cars on the private drive, a real advantage in this central location. Beyond the immediate neighbourhood, Crowborough offers plenty to explore: the picturesque Ashdown Forest is just a short drive away, perfect for weekend walks and outdoor adventures, and a number of well-regarded local schools make this a desirable choice for families. Mainline railway links from Crowborough station offer connections to London and the coast, making commuting straightforward.

With its combination of a completed kitchen extension, existing accommodation and scope for further improvement, this property will appeal to buyers looking for a renovation project with the opportunity to add their own finishing touches and potentially enhance its value.

This central Crowborough home offers an exciting opportunity for those ready to take on a project—arrange a viewing to appreciate its potential.









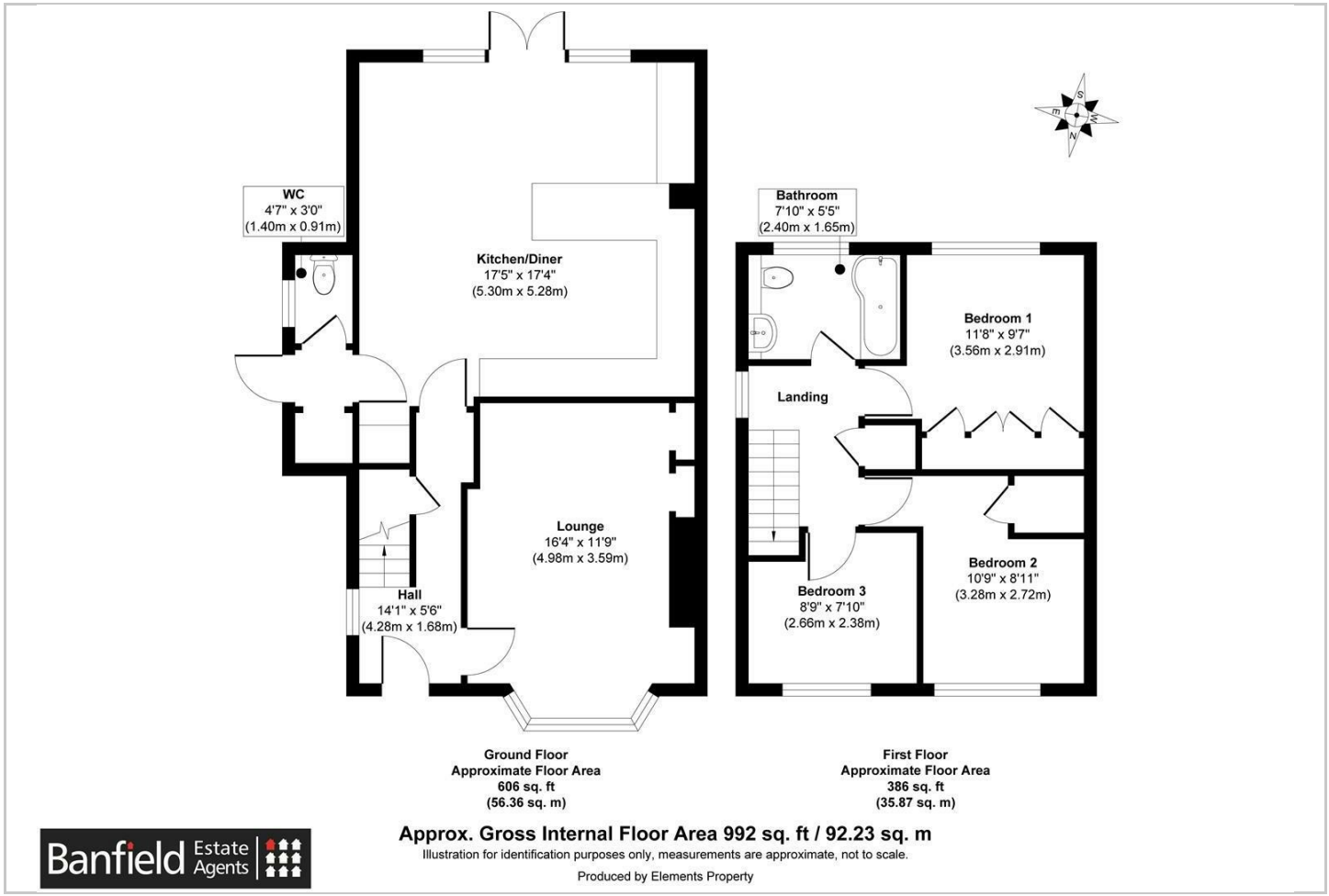






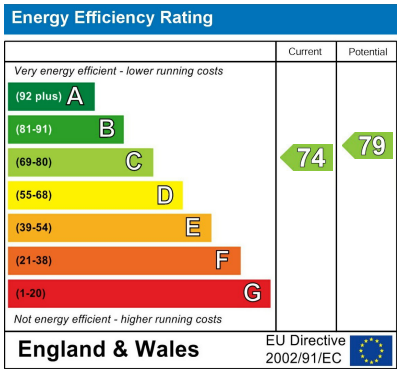


Floor Plan



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.

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