



34 Rockington Way  
Crowborough, TN6 2NJ  
Asking Price £575,000



**\*NEW AND UPDATED EPC\***

## A Contemporary Family Haven in a Peaceful Cul-de-Sac

Tucked away in a discreet cul-de-sac, this exceptional five-bedroom detached home is a triumph of modern family living -where generous proportions, stylish finishes, and thoughtful design come together to create a home that is as practical as it is beautiful.

Renovated and extended with a meticulous eye for detail, this is a property you can move straight into and immediately start living the lifestyle you've been dreaming of. From the moment you step into the striking entrance hall—complete with clever storage for the daily bustle of coats, shoes, and school bags—you sense that every element of this house has been curated with family life in mind.

The accommodation flows effortlessly. To the front, a spacious lounge invites relaxation, its scale and comfort making it perfect for cosy nights in or lively family gatherings. A second versatile reception room, currently serving as a gym, offers endless flexibility, perhaps a dedicated home office, snug retreat, or even a sixth bedroom.

The heart of this home is undoubtedly the extended kitchen, dining, and family area. Bathed in natural light and designed with entertaining in mind, it's a space that brings people together. Imagine Sunday brunches around the table, laughter-filled evenings with friends, or simply enjoying a morning coffee while gazing out to the garden. Sleek finishes blend effortlessly with functional design, making this both a showpiece and the practical hub of the home.

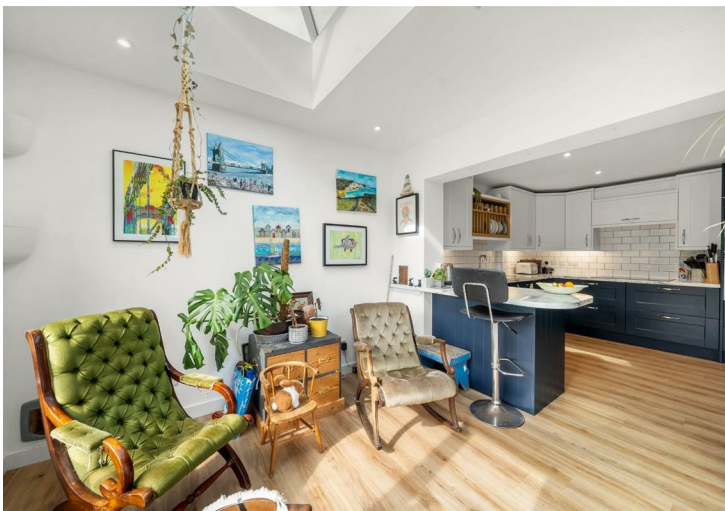
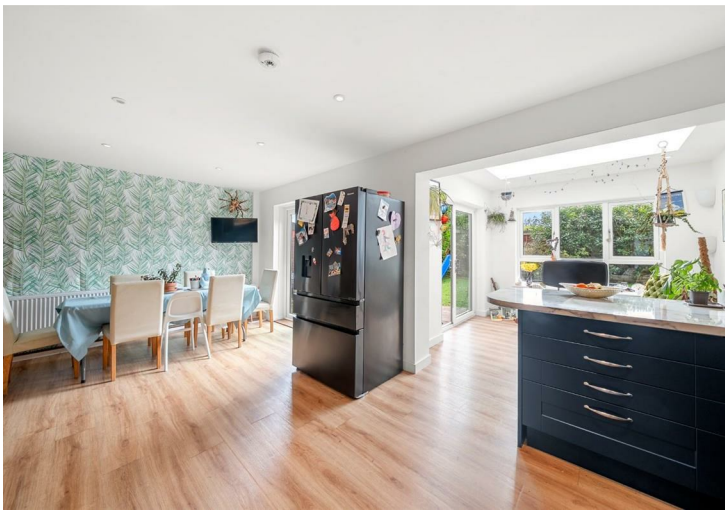
Upstairs, the sense of space continues. The impressive landing doubles as a working area, a rare luxury that further enhances this home's versatility. Five generously sized bedrooms mean no compromises, each a sanctuary in its own right. The principal suite, complete with en-suite, offers privacy and calm, while the remaining rooms are all equally well-proportioned, ensuring harmony in family living.

Outside, the rear garden is a low-maintenance delight. Artificial lawn and a smart patio make it perfect for entertaining or simply enjoying the outdoors without the hassle of heavy upkeep. To the front, a broad driveway and garage provide ample parking, ticking yet another box for practical family needs.

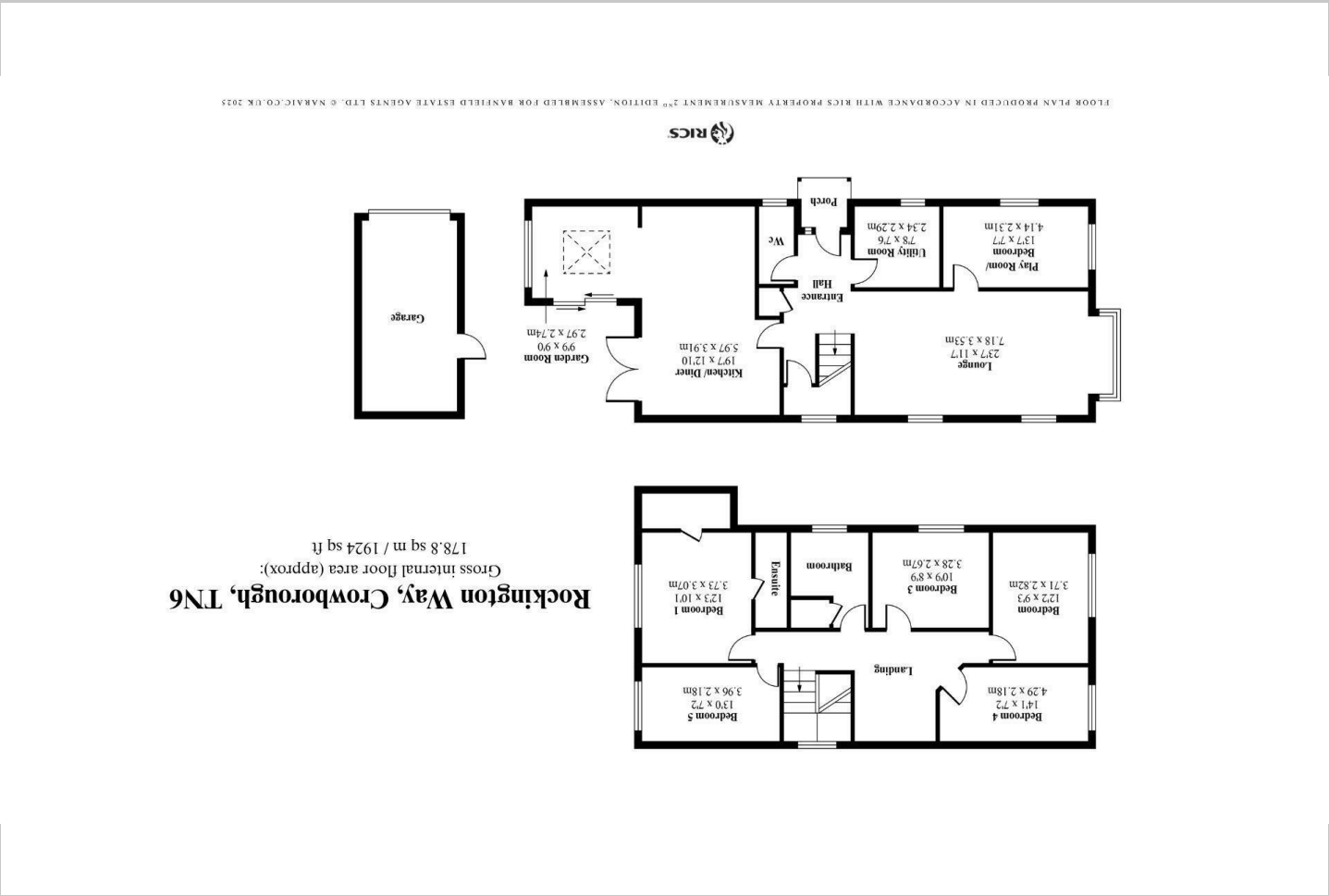
The location could not be more ideal. Set within walking distance of excellent schools, play areas, woodlands, and Crowborough's mainline station, you'll find both convenience and community on your doorstep. Whether commuting, exploring, or raising a family, this home places everything within easy reach.

This is more than just a house—it's the complete family lifestyle package. A home of space, comfort, and effortless style, waiting for its next chapter to begin.





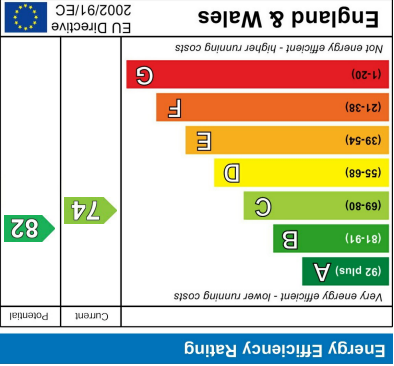
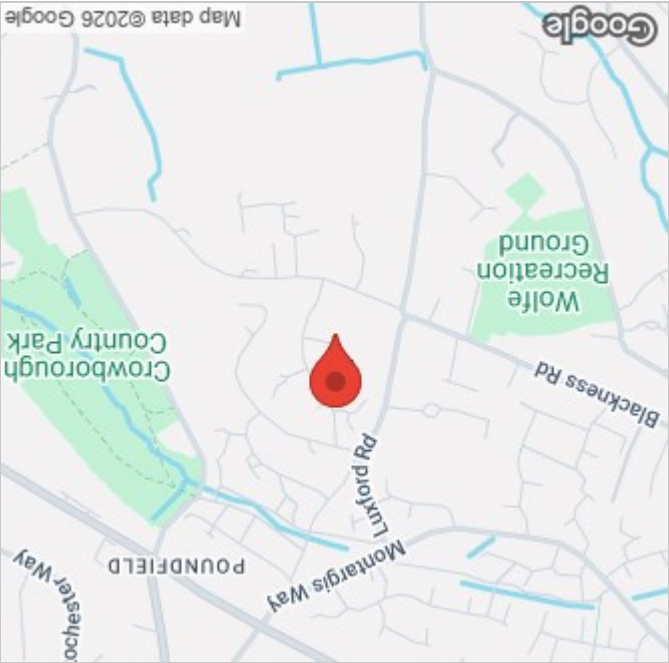
Floor Plan



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.

Area Map



Energy Efficiency Graph

01892 653333  
The Broadway Crowborough, East Sussex, TN6 1DE  
info@banfieldresidential.com | www.banfieldresidential.com

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.