



33 Pleasant View Road  
Crowborough, TN6 2UU  
Price Guide £625,000



A beautifully positioned detached three/four bedroom home offering generous living accommodation and stunning countryside views to the rear.

The property welcomes you with an entrance hall featuring a useful storage cupboard for coats and shoes, along with a convenient downstairs W.C.

The spacious and bright living room is well proportioned, enjoying a dual aspect that fills the space with natural light. Sliding doors open directly onto the garden, while a feature brick mantle with gas fire creates a warm focal point.

A large dining room overlooks the rear garden and offers an excellent space for entertaining or family dining, with a sliding door leading through to the kitchen. The modern fitted kitchen benefits from integrated appliances including a gas hob, oven, fridge and dishwasher, complemented by wooden flooring, space for a small dining table and a large window to the front aspect.

An additional versatile room on the ground floor is currently used as a study but could equally serve as a fourth bedroom, playroom or hobby room depending on requirements.

Upstairs, the principal bedroom is positioned to the front of the property and features sliding doors opening onto a balcony, built-in wardrobes and additional storage space. The ensuite comprises a shower, W.C., basin, storage unit and heated towel rail.

Bedroom two is another generous double room located at the front of the property, also benefiting from fitted wardrobe and storage space. Bedroom three is a large rear-facing double room with built-in wardrobes and stunning rural countryside views across the fields behind.

The family bathroom is fitted with a bath and overhead shower, W.C., basin and heated towel rail.

Externally, the property enjoys a large and peaceful rear garden with patio seating area accessed directly from the living room. Backing onto open fields, the garden offers a truly tranquil countryside atmosphere and plenty of space for outdoor enjoyment.

Further benefits include a single garage with surrounding brick storage areas and through access to both the front driveway and rear garden, together with a large driveway providing ample off-road parking.

Ideally located just down the road from Crowborough town centre and around the corner from the famous Ashdown Forest, the property offers the perfect balance of convenient amenities and the tranquillity of nature. Crowborough boasts a wide range of shopping facilities, including supermarkets, independent shops, cafés and a good selection of schools for all age groups, including a sixth form community college and highly regarded primary schools.

The magnificent 6,000-acre Ashdown Forest, famously known as the inspiration for A.A. Milne's Winnie the Pooh stories, is just a short distance away, offering miles of scenic walks and bridleways to explore. The Royal Spa town of Tunbridge Wells, with its theatres, shopping and leisure facilities, is approximately 8 miles away, while the south coast resorts of Eastbourne and Brighton can both be reached by road in around an hour.

Council Tax Band: F

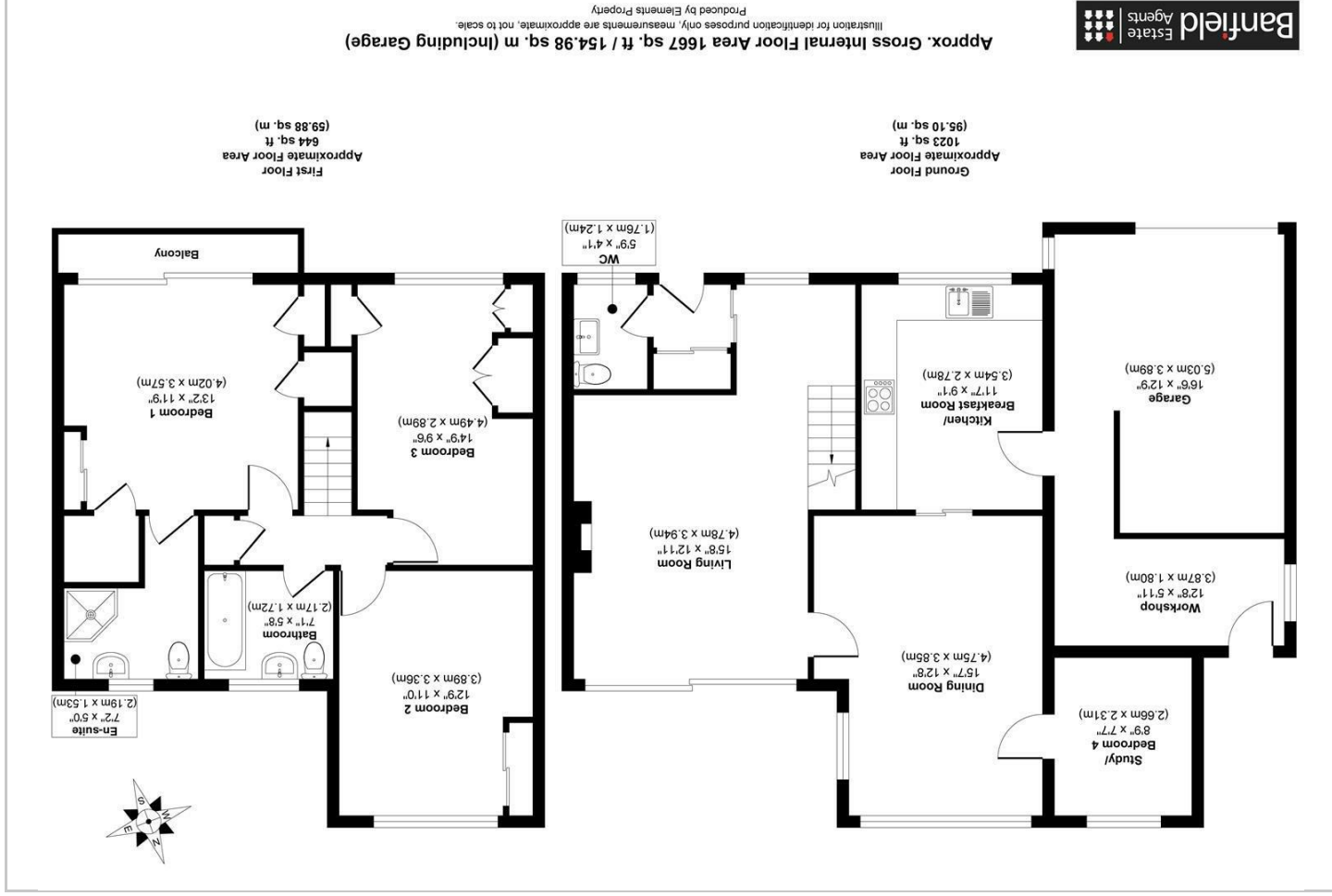




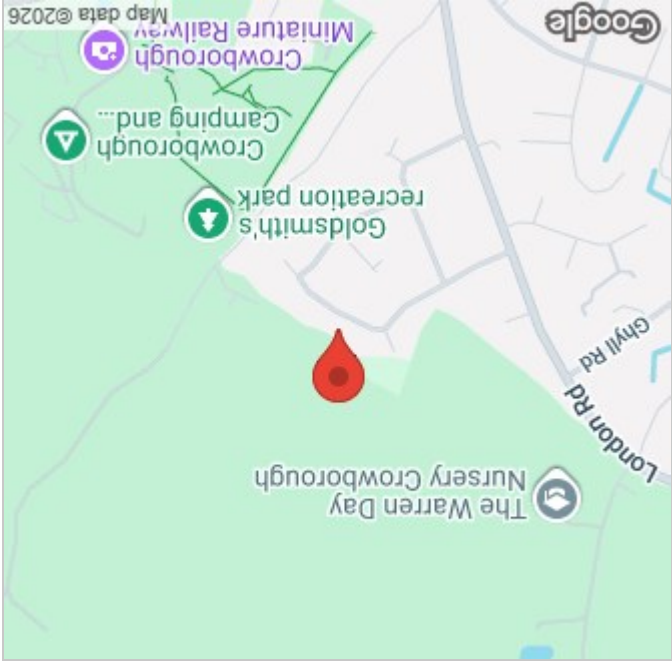
## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

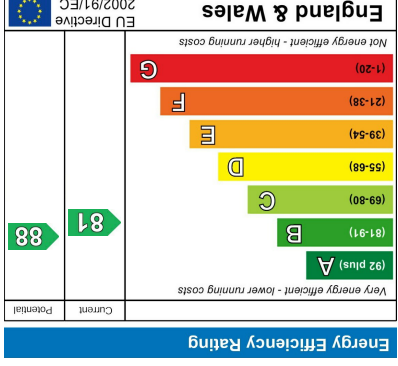
if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

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