Banfield Estate Agents

Sirius Fairview Lane

Crowborough, TN6 1BT

Price Guide £625,000

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A beautifully presented and generously proportioned three/four bedroom bungalow, set within a landscaped and well-maintained garden. The property is approached via a side driveway providing off-road parking and leading to a single garage discreetly positioned at the rear.

The wide and welcoming entrance hall is full with natural light and sets the tone for the sense of space and comfort found throughout the home. The kitchen is thoughtfully designed and well appointed, featuring extensive storage and generous worktop space, ideal for both everyday living and entertaining. A window overlooks the beautifully landscaped front garden, allowing plenty of natural light to fill the room. Adjacent to the kitchen is a practical utility area with fitted cupboards, which in turn opens into a versatile space. Currently an office but potential for another bedroom, with doors leading directly onto the patio and garden beyond.

The separate dining area enjoys an elegant tall window with views across the front garden, creating a bright and refined space ideal for formal dining or hosting guests. The living room is spacious and inviting, centred around a stylish marble feature fireplace that provides a focal point and a sense of warmth. Double doors open into a substantial conservatory, offering panoramic views across the garden and creating a seamless connection between indoor and outdoor living. This light-filled space is ideal for relaxing, entertaining, or simply enjoying the garden outlook throughout the seasons.

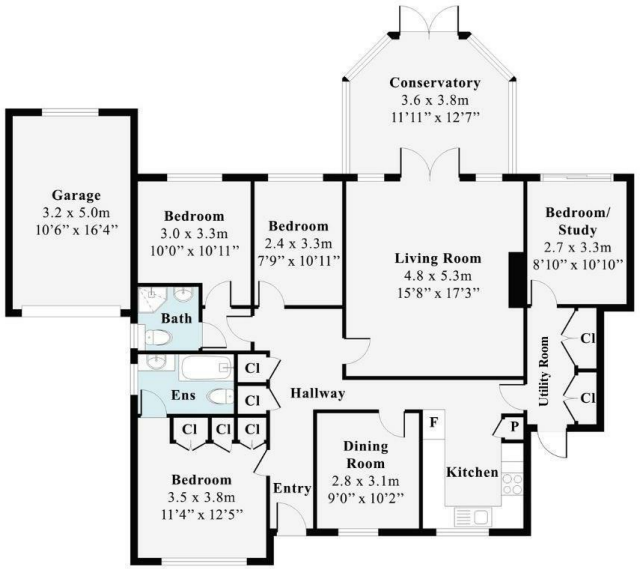
The master bedroom is located at the front of the bungalow, complete with built-in wardrobes, a chest of drawers and a contemporary en-suite bathroom. The en-suite is finished to a high standard and comprises a bath with overhead shower, WC, and a vanity sink with ample cupboard storage.

Bedroom two enjoys a tranquil outlook over the rear garden and offers excellent space for guests or family members, while bedroom three, also positioned to the rear, provides flexibility for use as an additional bedroom, dressing room or home office. The family shower room is modern and stylish, fitted with a shower, WC and sink.

Externally, the garden is a particular highlight of the property. Flat, private and peaceful, it has been thoughtfully designed to offer multiple areas for relaxation and entertaining. A raised patio provides the perfect setting for outdoor dining, while a paved pathway leads through the garden to a charming circular patio area at the far end. The garden also features a delightful seated arbour, creating a tranquil spot to enjoy the surroundings, along with a garden shed providing practical storage.

Ideally positioned just moments from the town centre, the property enjoys convenient access to Crowborough’s excellent range of local shops, cafés, restaurants and supermarkets, offering both everyday practicality and a vibrant community atmosphere. The nearby Goldsmiths Leisure Centre, set within attractive green spaces, provides a wide range of recreational facilities alongside pleasant outdoor areas, further enhancing the lifestyle appeal of this superbly located home.

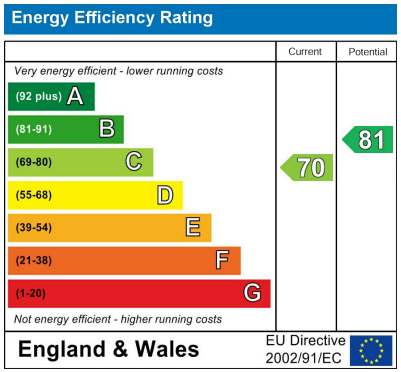
Floor Plan



FLOOR PLAN PRODUCED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT 2ND EDITION, ASSEMBLED FOR BANFIELD ESTATE AGENTS LTD. © NARAIC.CO.UK 2025

Area Map

Energy Efficiency Graph



Viewing

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