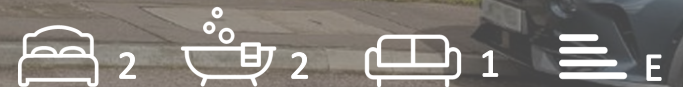




33 Nassau Drive  
Crowborough, TN6 2GT

Price Guide £325,000



A well-presented, modern semi-detached home, tucked away in a quiet, sought-after cul-de-sac on Nassau Drive, offering two double bedrooms and two bathrooms.

The property welcomes you with a spacious entrance hall and a convenient downstairs WC. The generous lounge is bright and airy, featuring a dual aspect with a front-facing window and double doors that open onto the garden patio.

The contemporary dual-aspect kitchen/diner provides ample storage and workspace, complete with a gas hob, built-in oven, and integrated dishwasher. There is also an understairs storage cupboard and double doors leading out to the garden—ideal for entertaining.

Upstairs, there are two well-proportioned double bedrooms, both benefitting from built-in double wardrobes. Each bedroom has its own ensuite: one with a shower room, and the other with a modern bathroom featuring a bath and separate shower.

Outside, the garden offers a generous patio area, perfect for outdoor dining and entertaining, leading onto a well-maintained lawn. The garden is of a good size, offering a balance of usable outdoor space while remaining easy to maintain, and includes a small shed for additional storage. With access from both the lounge and kitchen/diner, it creates a seamless indoor-outdoor flow, ideal for enjoying the warmer months.

The property benefits from a single garage and off-road parking.

Families will appreciate the proximity to a children's play area, conveniently located just around the corner, providing a safe and accessible space for outdoor fun.

Located in Crowborough, the property is within easy reach of the High Street, where you'll find a variety of shops, cafés, and supermarkets. The area is well served by reputable schools and offers excellent leisure facilities, including Goldsmiths Leisure Centre and nearby golf courses. Crowborough railway station at Jarvis Brook provides convenient mainline connections to London.

Tenure: Freehold | Chain Free | Council Tax Band: D





## 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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The Broadway Crowborough, East Sussex, TN6 1DE  
[info@banfieldresidential.com](mailto:info@banfieldresidential.com) | [www.banfieldresidential.com](http://www.banfieldresidential.com)

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## Floor Plan



## Area Map



## Energy Efficiency Graph

