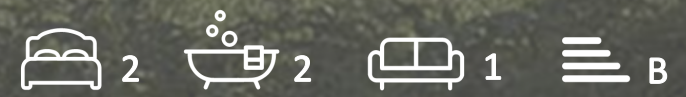




Elizabeth Mews The Broadway  
Crowborough, TN6 1DE  
Offers In Excess Of £325,000





## Presenting a Trio of Exclusive Contemporary Residences

Discover the epitome of modern living at The Broadway, Crowborough TN6 1DE, where Banfield Estate Agents proudly unveils a set of three brand-new, high-specification homes. Nestled in the heart of Crowborough, East Sussex, this exclusive development seamlessly blends charm with contemporary design, offering not only luxury but also easy access to amenities and transport links.

### Property Overview:

Indulge in the elegance of three individually crafted homes, each thoughtfully designed to provide well-planned accommodation and spectacular views of the Sussex countryside. Positioned centrally in Crowborough, these residences offer more than just a home; they offer a lifestyle.

### Property Features:

Meticulously designed with flexibility for modern family living. The residences are equipped with state-of-the-art air-source heat pumps, delivering efficient and sustainable heating and hot water solutions. This cutting-edge technology represents a renewable energy initiative, offering several advantages for your home:

### Location Highlights:

- A short stroll to restaurants, pubs, and a Waitrose
- Crowborough station, with commuter links to London, just 1.5 miles away
- Scenic surroundings
- Close proximity to Ashdown Forest, the iconic home of Winnie the Pooh
- Royal Tunbridge Wells, with cultural and shopping opportunities, a mere 7.4 miles away

### Ground:

- Welcoming hallway with cloakroom and understairs cupboard
- Open-plan living area with stunning flooring throughout
- Stylish contemporary kitchen/dining area with fully integrated appliances
- Bifold doors leading to a small patio area for an airy feel

### First Floor:

- Two generously sized bedrooms, including a master bedroom with ensuite shower room
- Family bathroom featuring high-quality white sanitary ware and contemporary finishes

### Top Floor:

- Roof terrace offering perfect seclusion and privacy
- Study/home office with access to a large storage/loft area

### Internal Features and Multi-Media:

- State-of-the-art air source heating system for efficiency
- Energy-efficient lighting with LED downlighters
- Pre-wiring for Sky multi-room, TV, and BT
- Bi-fold doors leading to a rear patio area
- Category 6 Ethernet cable for high-speed internet
- Fibre broadband to the premises

### Renewable Energy:

- Air-source heat pumps for cost-effective and sustainable heating
- Dramatic reduction in carbon emissions
- Energy-efficient and environmentally friendly technology

### Peace of Mind:

- Double-glazed windows and doors with a multipoint locking system
- Mains-fed smoke alarms

### External Features:

- External lighting to all doors and patio areas
- Beautifully landscaped entrances with established shrubs and plants
- Additional parking spaces for convenience
- Secluded and private roof terrace for each property, providing external space and privacy in a central town location

### Services:

- Mains electricity, water, and drainage, along with air source heat pumps

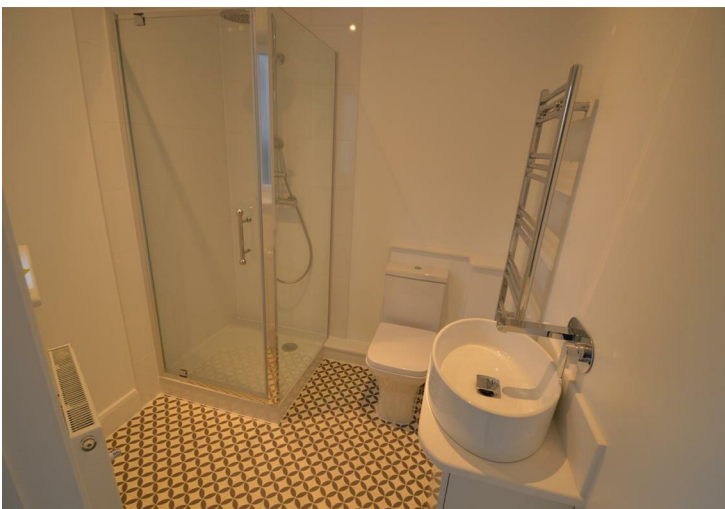
### Additional Information:

Rates - Band D

### EPC

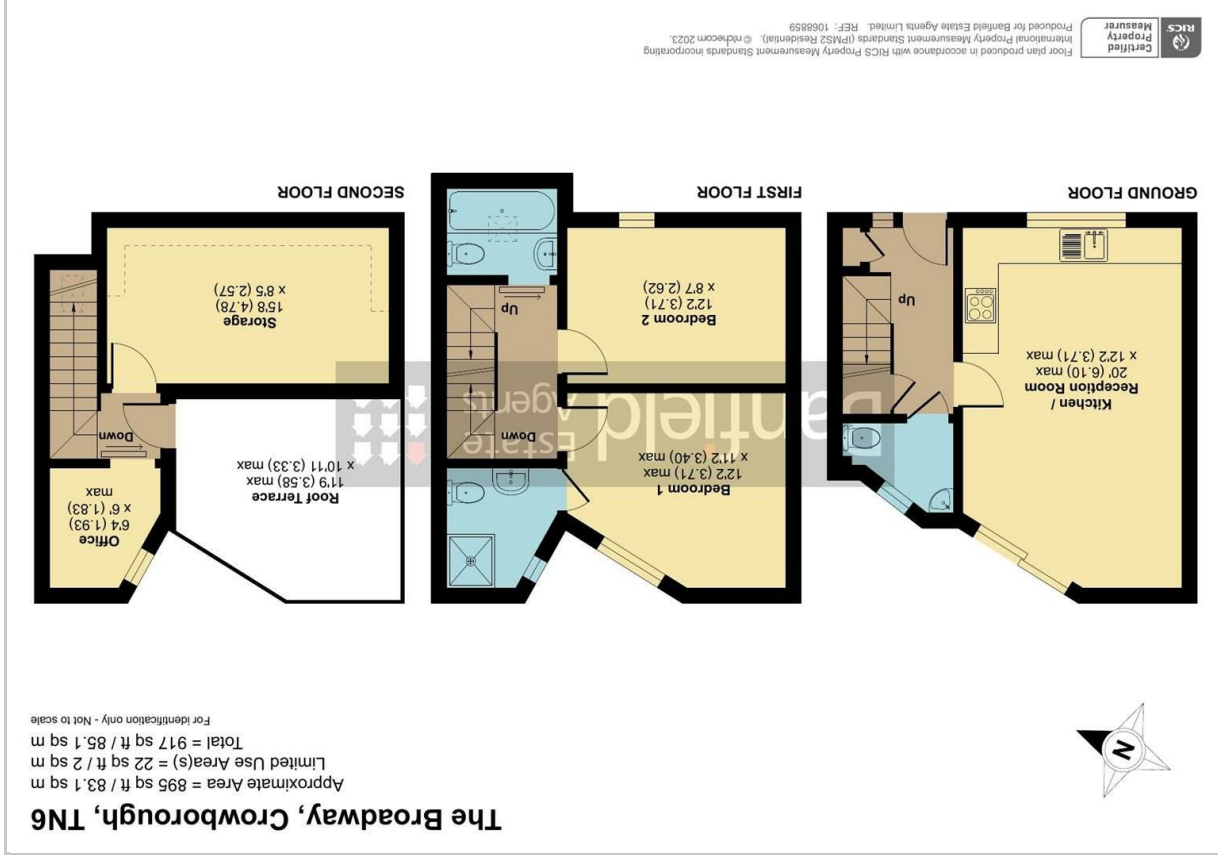
This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.







## Floor Plan

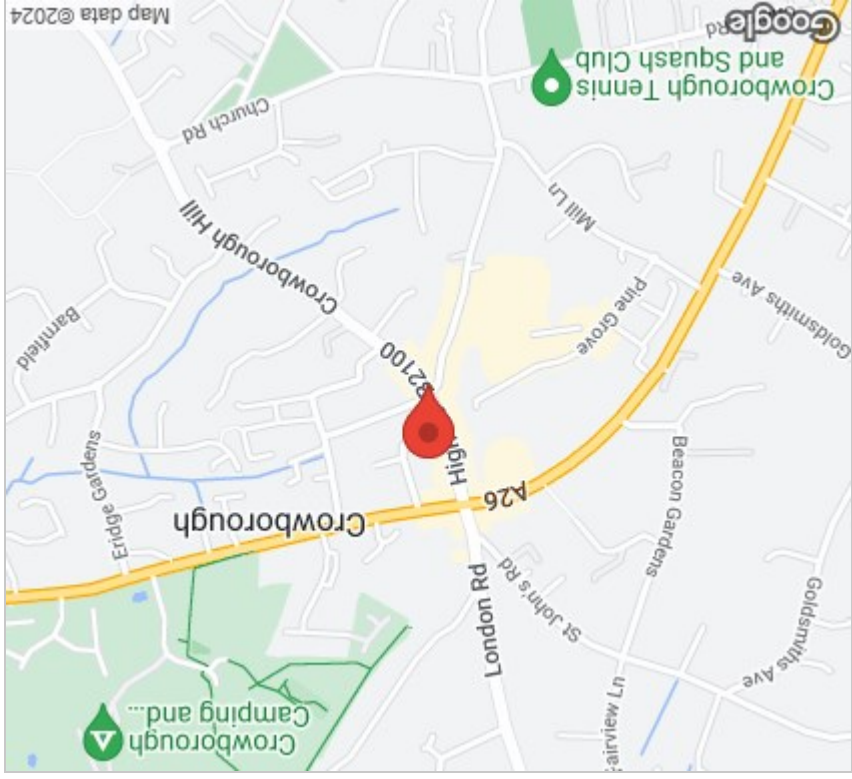


## Viewing

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.

Energy Efficiency Rating	
Current	Potential
<b>82</b>	<b>82</b>
Very energy efficient - lower running costs (73 plus) A	
Energy efficient (64-81) B	
Decent (55-63) C	
Fair (49-54) D	
Needs improvement (35-48) E	
Poor (21-24) F	
Very poor (1-20) G	
EU Directive 2002/91/EC Not energy efficient - higher running costs	

## Energy Efficiency Graph



# 01892 653333

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

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