



41 Pellings Farm Close
Crowborough, TN6 2BF
£335,000

Discover serenity and modern comfort in this charming two-bedroom mid-terrace situated in a tranquil enclave just off Green Lane. Tucked away from the bustle, yet conveniently close to amenities, this property offers the perfect blend of peace and accessibility.

Step inside to find a freshly painted interior, with a newly laid kitchen floor adding to the allure of this inviting abode. The well-presented living space invites you to make it your own, with ample room for customization—a blank canvas awaiting your personal touch.

The heart of the home is the spacious lounge, where gatherings with loved ones are effortlessly hosted. Doors open onto the low-maintenance paved garden, basking in the gentle southeast sunlight—an idyllic setting for al fresco relaxation without the hassle of constant upkeep.

Nestled in a quiet cul-de-sac, tranquility reigns supreme, shielding you from the noise of passing traffic. Yet, convenience is not compromised, with Crowborough's vibrant hub just a stone's throw away. Explore a myriad of independent and chain stores, dine in eclectic restaurants, or unwind in the popular Goldsmiths Leisure Centre—all within easy reach.

For wider amenities, the spa town of Royal Tunbridge Wells beckons, while nature enthusiasts will delight in the proximity to the breathtaking Ashdown Forest.

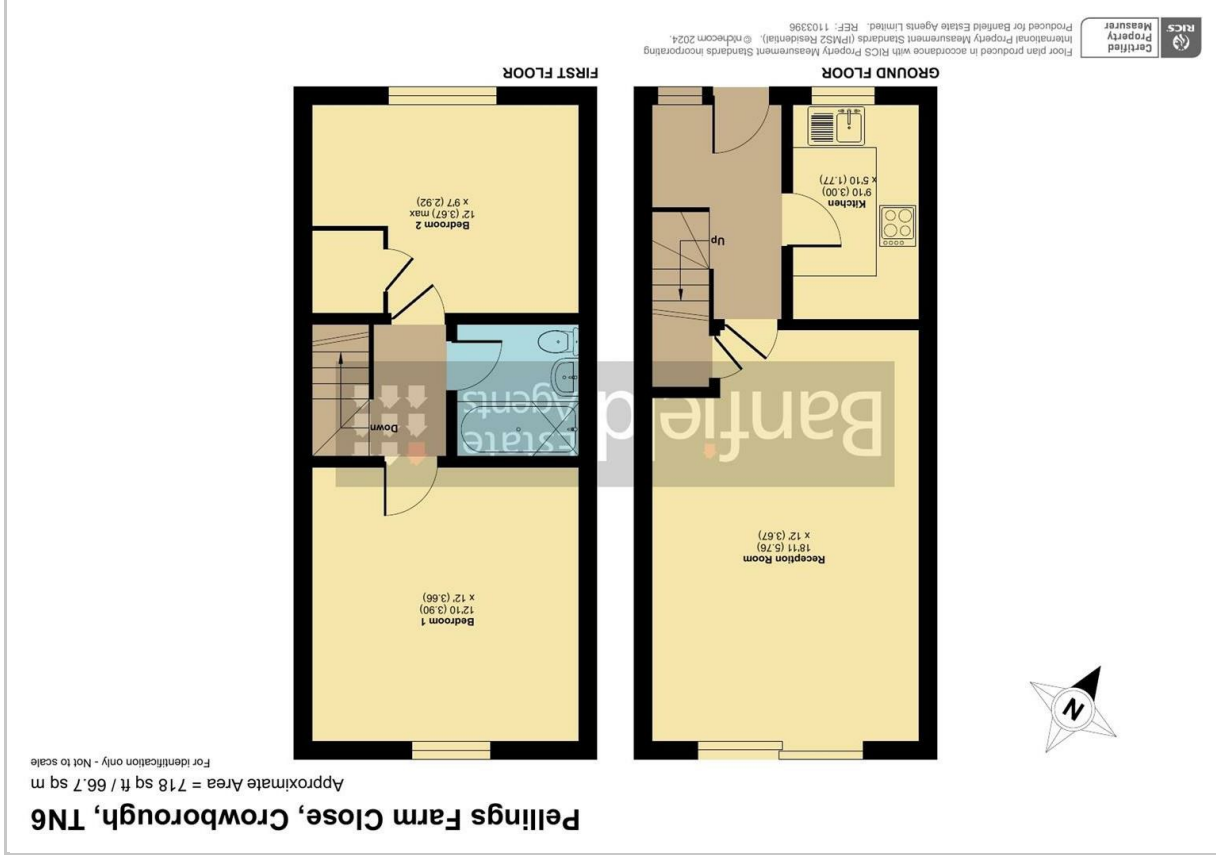
Commute with ease, as the Jarvis Brook railway station, a mere five-minute drive, offers regular services to East Croydon and London Bridge. Plus, convenient access to local schools and town via the nearby path ensures effortless living.

Whether you're a first-time buyer, downsizer, or investor, seize the opportunity to make this delightful haven your own. With its myriad of positive features and desirable location, this gem won't linger on the market for long. Don't miss your chance to call it home!



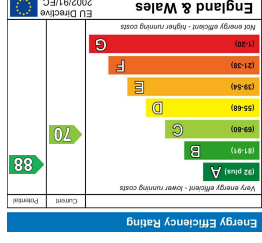


Floor Plan

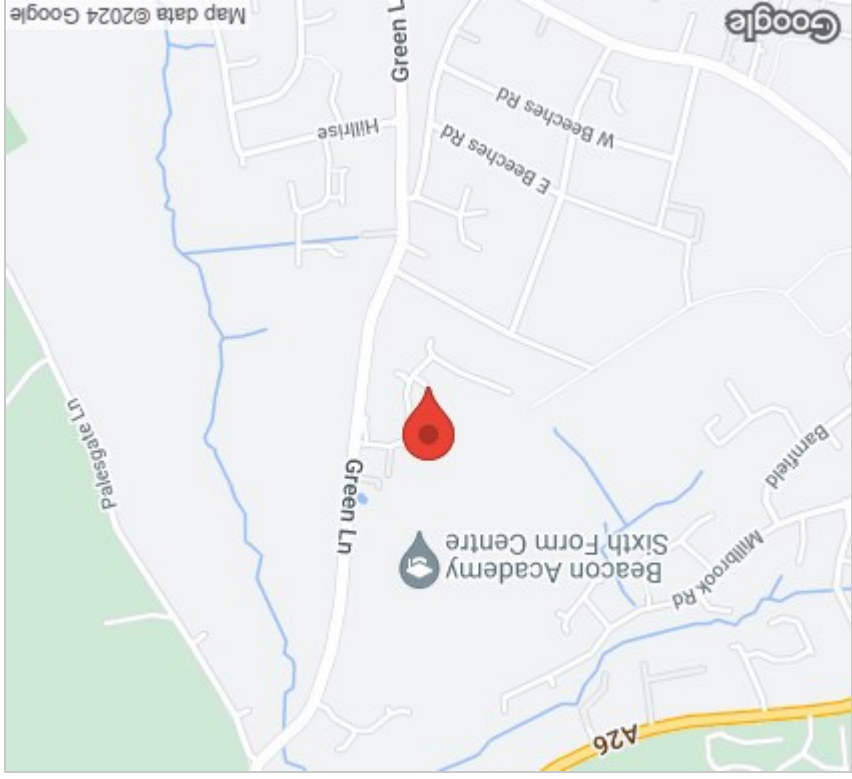


Viewing

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 Graph



Area Map

01892 653333

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