



27 Western Gardens  
Crowborough, TN6 3EB  
Price £285,000



#### Location:

Quiet cul-de-sac, perfectly poised amidst the heartbeat of convenience. Mere moments from local amenities and the mainline train station with links to London and Uckfield. Every convenience is within easy reach, promising a lifestyle of effortless ease and connectivity.

#### Description:

Welcome to this home which not only offers a haven for families but also presents an enticing prospect for savvy investors seeking to capitalize on its prime location and versatile design. As you step inside, you will immediately notice the care and attention to create a space for modern living.

#### Ground Floor:

The entrance welcomes you with a separate porch, ideal for stowing away muddy boots and outdoor gear. Beyond, a spacious lounge/diner beckons, offering ample room for relaxation and entertaining. Whether it's cozy evenings indoors or alfresco dining in the sunny rear garden, this versatile space adapts effortlessly to your lifestyle.

#### Kitchen:

The kitchen an ideal space to be creative, boasting a range of base and wall units, fitted oven and hob, and provisions for essential appliances, ensuring culinary endeavours are met with both efficiency and delight.

#### First Floor:

Upstairs, you will find two generous double bedrooms, each providing comfortable retreats for rest and rejuvenation. The bathroom offers inviting moments of tranquility amidst the bustle of daily life.

#### Exterior:

Step through the patio doors onto a patio area, ideal for outdoor dining or simply basking in the sun's warm embrace.

The lawn section provides ample space for relaxation and recreation, while ensuring a sense of seclusion in this serene environment. A meandering path winds its way through the lush greenery, leading to a charming bottom garden area, where you'll discover another private sanctuary, perfect for quiet reflection or intimate gatherings

#### Additional Information

Tenure - Leasehold 941 years remaining

Maintenance Charges - £115 per year

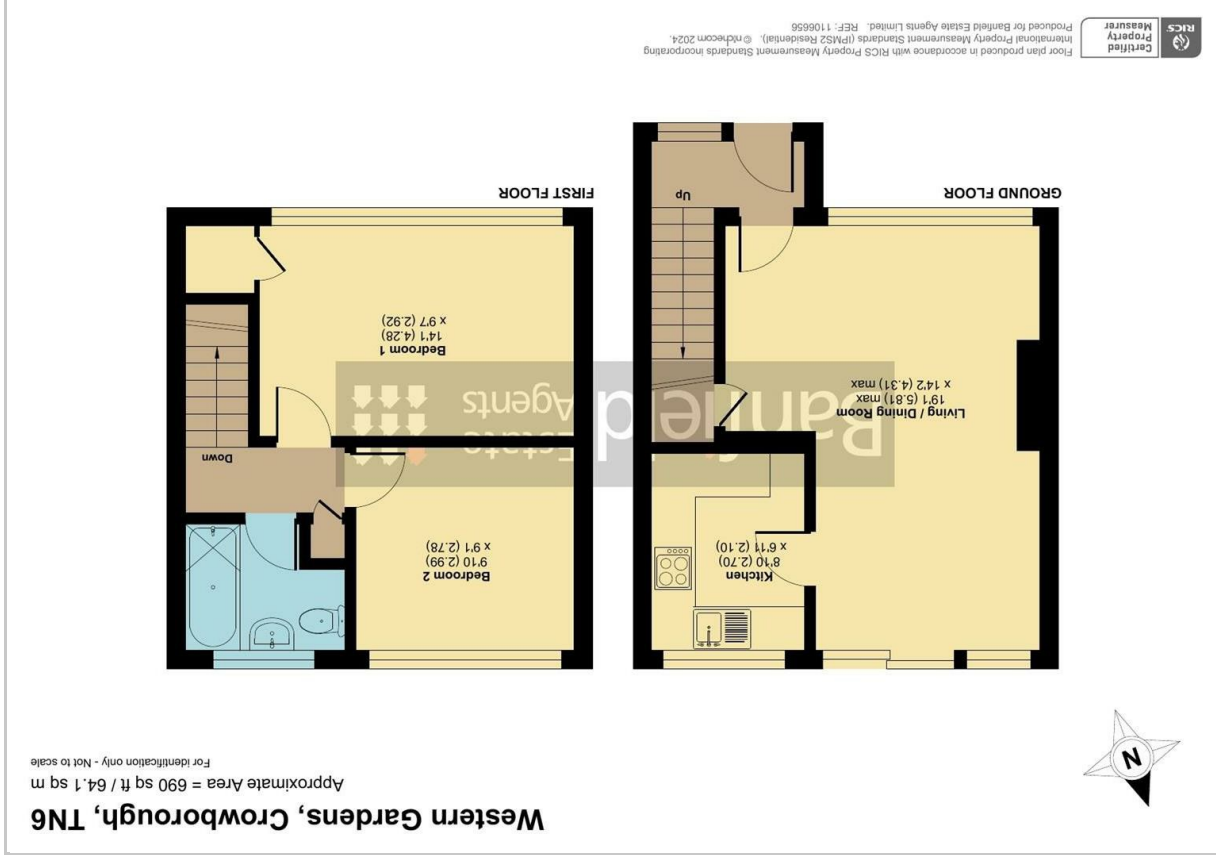








## Floor Plan



## Viewing

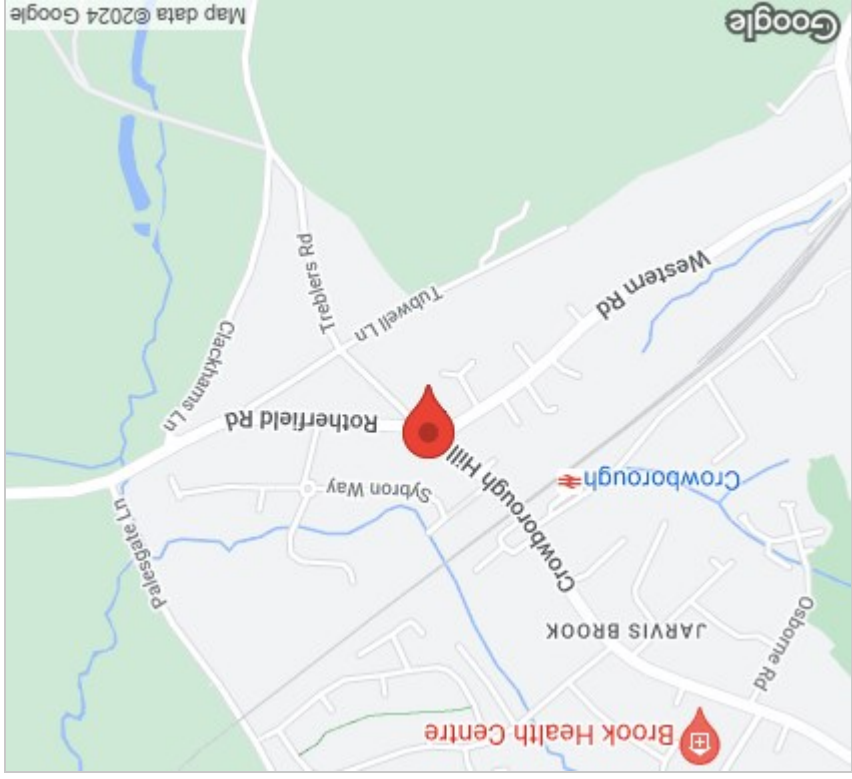
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Energy Efficiency Rating	
Current	Potential
<b>89</b>	<b>93 (max)</b>
<b>A</b>	<b>A</b>
<b>B</b>	<b>B</b>
<b>C</b>	<b>C</b>
<b>D</b>	<b>D</b>
<b>E</b>	<b>E</b>
<b>F</b>	<b>F</b>
<b>G</b>	<b>G</b>

Very energy efficient - lower running costs  
 Low energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales

## Energy Efficiency Graph



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