

Banfield Estate Agents  
01892  
FOR SALE



12 Rosehill Gardens  
Crowborough, TN6 2ED  
£450,000



Embrace the Charm of Yesteryear in This Rarely Available Victorian Gem!

Tenure: Freehold

Welcome to this rarely available and charming 3-bedroom Victorian end of terrace home, nestled in a highly sought-after location. With the current owner having cherished this delightful residence for over three decades, it's now time for new memories to be made.

This home boasts generous accommodation filled with beautiful period features, such as high ceilings and fireplaces, that echo the elegance of a bygone era. The good-sized rear garden offers a private, leafy retreat perfect for family activities or simply enjoying the outdoors.

Conveniently situated close to shops and the mainline train station, this property is ideal for commuters and those seeking easy access to amenities.

Full Description:

**Living Room & Dining Area:** Step inside to discover a good-sized lounge with a charming bay window that floods the space with natural light. The dining area is perfect for hosting even the largest of dinner parties, making entertaining a breeze.

**Kitchen:** The authentic cottage-style kitchen features a walk-in larder and offers scope to extend or create a kitchen/diner. With a chimney alcove suitable for a range or AGA, it's a culinary enthusiast's dream. The kitchen door leads to the pretty garden, where you'll find a brick outbuilding with a cobblestone floor, tiled roof, working chimney, and electricity—ideal for conversion into a home office.

**Bedrooms:** The home offers three great-sized bedrooms plus an additional study/dressing room. The two front rooms, which used to be one large room, provide flexibility for various configurations.

**Garden:** The very private and leafy garden features a paved terrace leading to a grass lawn, perfect for children to play or for garden parties.

**Potential:** This house is filled with character features such as high ceilings and fireplaces. If you love period properties, this is the one for you! There is potential to extend into the loft, subject to planning permission, for additional space.

**Parking:** There is side access to the property with off-road parking for 2-3 vehicles.

**Location:** Situated on Crowborough Hill, the property offers excellent accessibility to local stores, a health centre, and the mainline rail service to London at Jarvis Brook station. The town centre of Crowborough, with its shopping facilities and schooling, is approximately 1½ miles away. Recreational facilities include the Beacon Golf Course, Crowborough Tennis & Squash Club, Goldsmiths Leisure Centre, and Boars Head Golf Course and floodlit driving range. The spa town of Royal Tunbridge Wells, with its more comprehensive facilities, is about 8 miles away, while the coast at both Brighton and Eastbourne can be reached within an hour's drive.

Appeal to Various Buyers:

**Project Seekers:** With plenty of scope to make this home your own, there's potential to extend and modernize while retaining its historic charm.

**Upsizers:** Offering generous accommodation, this home is perfect for those looking to move into a larger space with character and charm.

**Young Professionals:** Conveniently located near the train station, this home is ideal for commuters seeking a quick and easy journey to London.

**Family Home Creators:** This property is perfect for creating a family home with its good-sized bedrooms, spacious living areas, and a large garden for children to play.

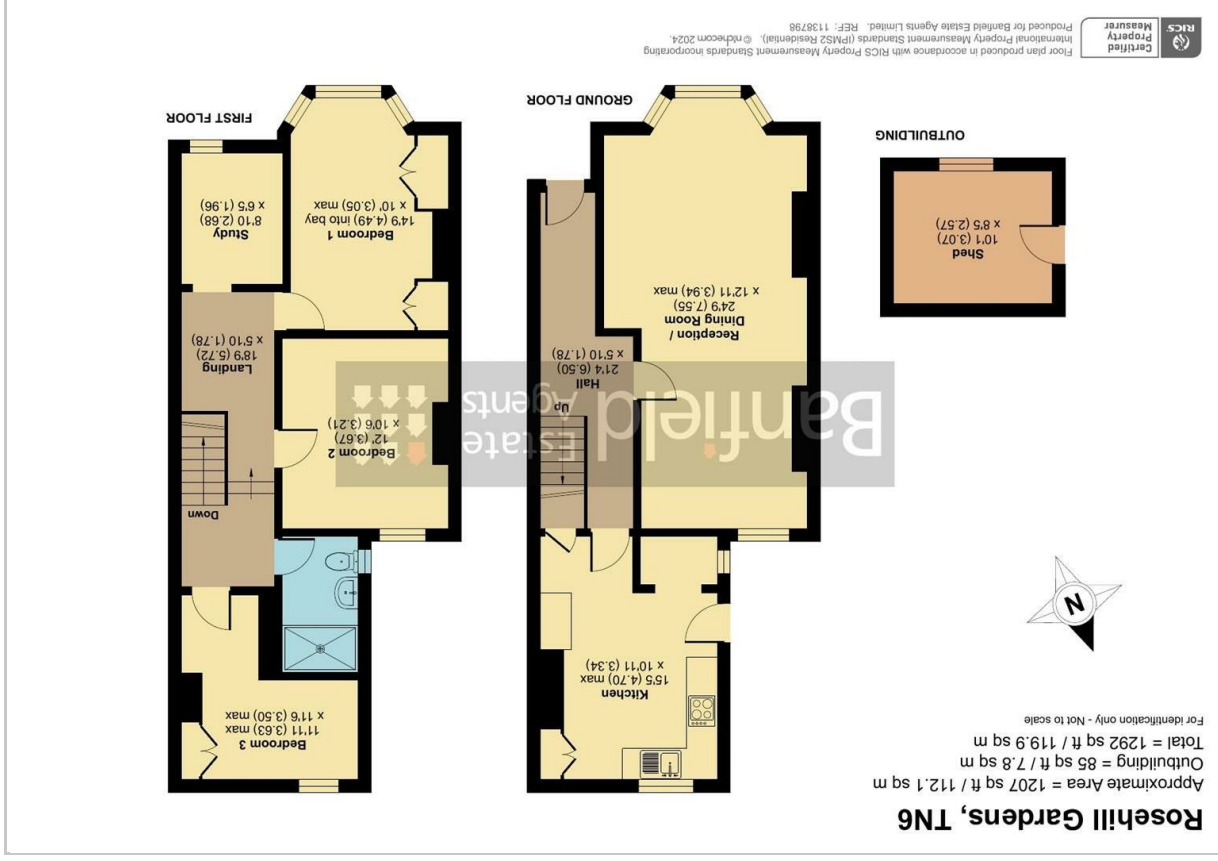
**Commuters:** Located close to the mainline train station, this property offers a seamless commute, making it a fantastic option for those working in the city but desiring a peaceful home environment.

Come and see this lovely home to fully appreciate what it has to offer! Don't miss out on the opportunity to make this Victorian beauty your dream home.





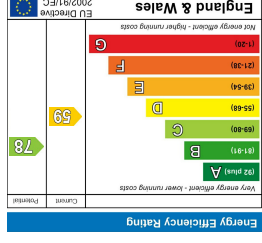
## Floor Plan



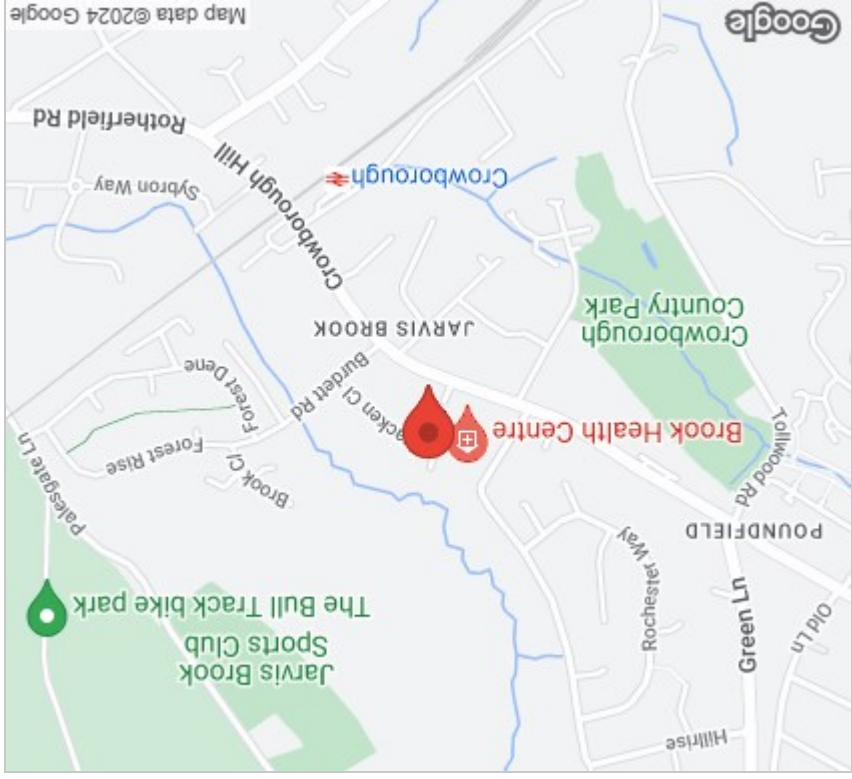
## Viewing

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

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