



4 Burton Lane
Crowborough, TN6 3FX
Price Range £425,000

PRICE RANGE: £425,000 - £450,000

Welcome to Burton Lane at The Nightingales Development

Discover your dream home at Burton Lane, part of the prestigious Nightingales development. This immaculate, modern two-bedroom detached property is ready for you to move straight in and start enjoying a lifestyle of comfort and sophistication.

A Home Designed for Contemporary Living

As you step inside, you will be greeted by a state-of-the-art kitchen, complete with elegant worktops and a full range of integral appliances, perfect for culinary enthusiasts. The spacious lounge diner offers a seamless open-plan layout, with French doors that lead to an extended patio area. The current owner has transformed the rear garden into a secluded, tranquil haven—a Mediterranean-inspired oasis perfect for alfresco dining and relaxation.

Comfort and Style Upstairs

Upstairs, you will find two generously sized double bedrooms, each featuring designer mirrored wardrobes that add a touch of luxury. The spacious family bathroom is designed for both functionality and relaxation.

Convenience and Exclusivity

This exceptional home boasts its own driveway with parking for three cars, offering both convenience and exclusivity. Nestled within the coveted Nightingales development, you will find the perfect balance between the serenity of green open countryside and the vibrant buzz of city life.

Ideal Location

Crowborough High Street is just a short stroll away, placing everyday essentials within easy reach. Whether it's a workout at the gym, a round of golf, a coffee with friends, the school run, or the weekly shop, everything you need is close by. Excellent transport links make travel by road from Crowborough a breeze, with the A26 providing direct routes to Royal Tunbridge Wells and Lewes.

Embrace a Sustainable Future

The Nightingales development is renowned for its commitment to sustainability. This home is designed to minimize energy consumption, utilize renewable resources, and incorporate efficient technologies that reduce utility bills and promote a greener future for generations to come.

Experience the Best of Both Worlds

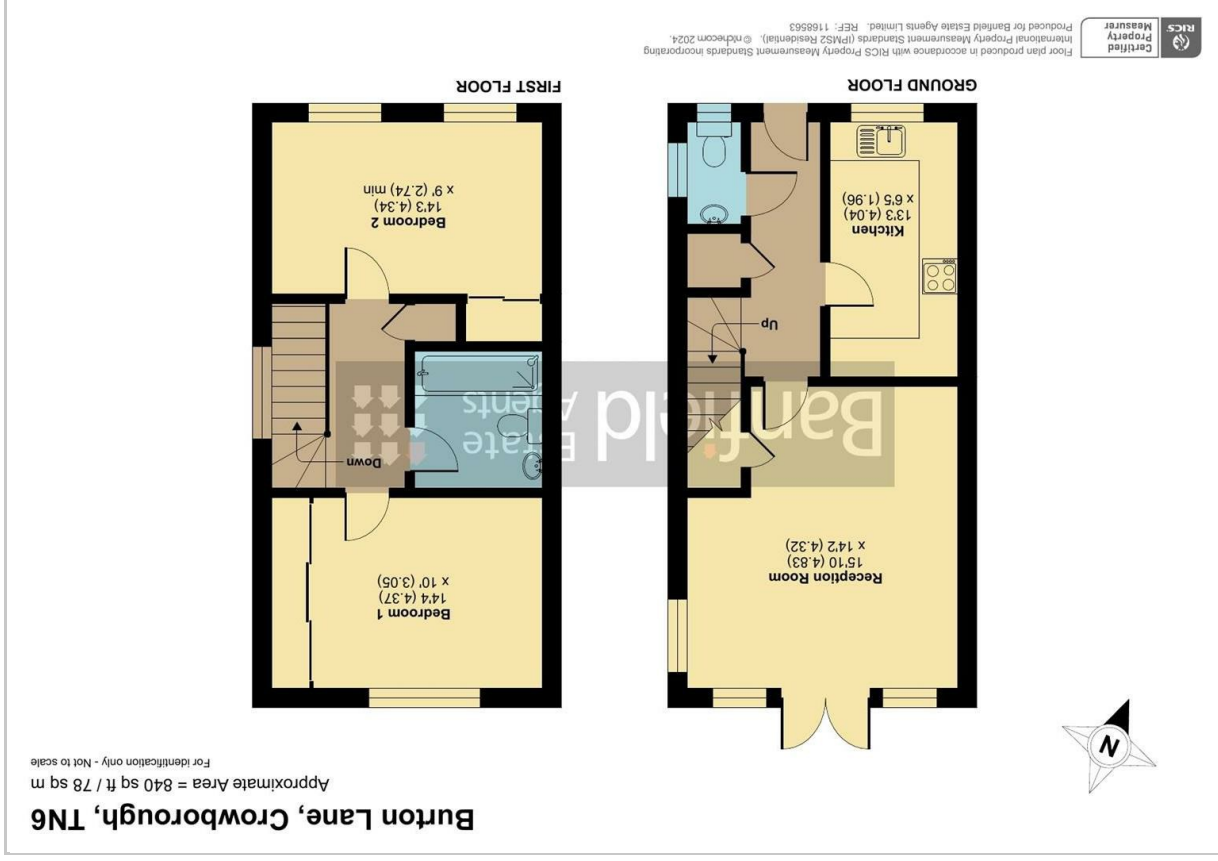
Nestled in the heart of the High Weald Area of Outstanding Natural Beauty, the market town of Crowborough offers picturesque streets lined with Tudor beams and Edwardian bay windows, interspersed with lush green spaces. At Burton Lane, you can enjoy the tranquillity of countryside living while being just moments away from the conveniences and excitement of town life.

Make Burton Lane your new address and enjoy a lifestyle of unparalleled comfort and elegance at The Nightingales. Contact us today to arrange a viewing and take the first step towards your dream home.





Floor Plan



Viewing

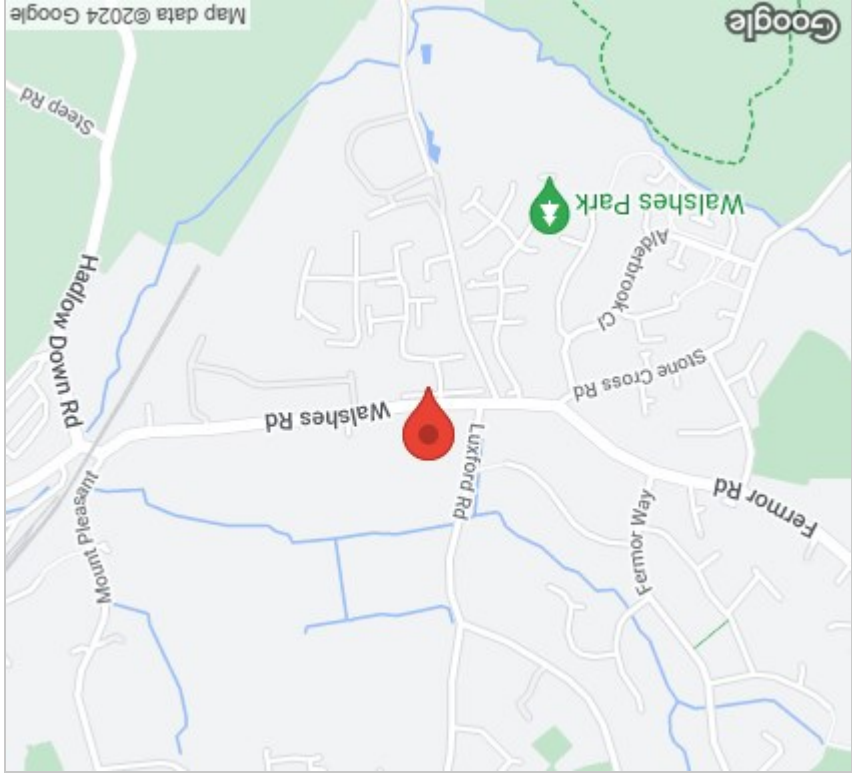
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Minimum
A (72-91%)	A (72-91%)
B (69-81%)	B (69-81%)
C (64-80%)	C (64-80%)
D (55-63%)	D (55-63%)
E (49-54%)	E (49-54%)
F (41-48%)	F (41-48%)
G (1-40%)	G (1-40%)

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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