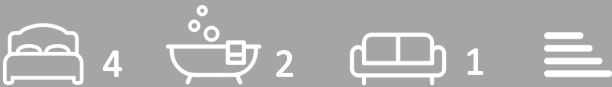


22 Harecombe Rise
Crowborough, TN6 1NB
£375,000



COMING SOON

PRICE RANGE: £375,000 - £400,000

A Much-Loved Family Home, Full of Potential – First Time Ever on the Market Since 1964

Tucked away in a desirable and peaceful residential area, this cherished semi-detached home has been in the same family since it was built in 1964 – a testament to the love and memories created here over the decades. Now coming to the open market for the very first time, it offers a rare opportunity to purchase a home that has never before changed hands.

In 1994, the current owners also purchased the freehold, making it a truly independent and long-term family home – one filled with warmth, care, and character.

Set behind a neat lawn and generous driveway to the side, the house exudes authentic mid-century charm, ready to be refreshed and reimaged for modern living. This truly is a blank canvas with boundless potential – perfect for those looking to create a home that reflects their own style and needs.

Step through the pretty porch into a welcoming hallway that leads to a spacious, light-filled lounge/diner. Large picture windows at both ends allow sunlight to pour through from morning until dusk, and the sliding doors at the rear open directly onto a private, mature garden – not overlooked and ideal for children to play or for entertaining on summer evenings.

The separate kitchen retains its original walk-in larder and enjoys a lovely view over the garden – the perfect backdrop for family dinners or a quiet morning coffee. A door from the kitchen leads into an attached annexe, with its own entrance hallway, shower room, and a flexible room previously used as a bedsit – offering excellent potential for multigenerational living, a home office or even self-contained guest accommodation (subject to necessary consents). From here, there is also access to the garage which could, in time, be converted or extended over, again subject to the usual planning permissions.

Upstairs, you'll find two generously sized double bedrooms, a small double, and a family bathroom with separate WC. The rear bedroom enjoys far-reaching views across the beautiful East Sussex countryside – a tranquil setting to wake up to each day.

Outside, the rear garden is a real highlight – private and peaceful with mature planting and space for al fresco dining, barbecues, or simply relaxing in the sun. To the front, there's a lawned area and ample parking for several vehicles.

This much-loved home offers space, potential and a wonderful location – now just waiting for a new chapter to begin. The current owners have made many happy memories here and hope the next family will do the same.

Location – Crowborough, East Sussex

Crowborough is the largest inland town in East Sussex, set amidst the stunning High Weald Area of Outstanding Natural Beauty and just a stone's throw from the Ashdown Forest. The town offers a vibrant yet relaxed lifestyle, with a mix of independent shops, popular cafes, excellent schools, leisure centre and mainline rail links to London. Outdoor enthusiasts will love the nearby walking trails, nature reserves and open spaces, while the historic spa town of Royal Tunbridge Wells – with its boutique shopping, restaurants, and the iconic Pantiles – is only eight miles away.



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
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
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