



9 Western Gardens  
Crowborough, TN6 3EB

Price Range £285,000

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PRICE RANGE: £285,000 - £300,000

#### A Family Retreat in a Prime Location

Situated within a peaceful cul-de-sac, this home offers the perfect blend of comfort, convenience, and charm. Whether you're a growing family or a discerning investor, this property promises a lifestyle of ease and opportunity, just moments from local amenities and excellent transport links to London and Uckfield.

#### Ground Floor – Welcoming & Versatile

Step into a thoughtfully designed entrance porch - ideal for storing coats, boots, and outdoor essentials before entering the heart of the home. The spacious lounge/diner is bathed in natural light, offering an inviting setting for both relaxed evenings and lively gatherings. With ample room for a six-seater dining table, this space seamlessly extends to the sunny rear garden, perfect for alfresco Sunday lunches and summer entertaining.

#### Kitchen – Functional & Inspiring

The kitchen is a practical yet inspiring space for culinary creativity, featuring a range of fitted base and wall units, integrated oven and hob, and provisions for essential appliances. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen is designed to meet every need with style and efficiency.

#### First Floor – Comfort & Calm

Upstairs, two generous double bedrooms provide peaceful sanctuaries for rest and relaxation, while a well-proportioned single bedroom offers flexibility for a home office, nursery, or guest room. The modern family bathroom, complete with a shower over the bath, adds a touch of luxury to everyday living.

#### Outdoor Space – A Private Oasis

Step through the patio doors to discover a low maintenance garden, featuring a paved area ideal for outdoor dining and ideal place for garden planters with colourful plants. A great secluded retreat for quiet moments or intimate gatherings.

#### Location – Connected & Convenient

Set in a quiet residential enclave, this home enjoys the best of both worlds—tranquility and connectivity. With shops, schools, and the mainline train station all within easy reach, daily life is effortlessly streamlined.

Offered to the market chain-free, this property is a rare opportunity to secure a home that truly ticks every box. Early viewing is highly recommended.

#### Additional Information

##### Single Garage

Length of Lease 939 years

Share of Freehold – 935 years

Year Lease commenced 1967

##### Details of Management Company (if managed)

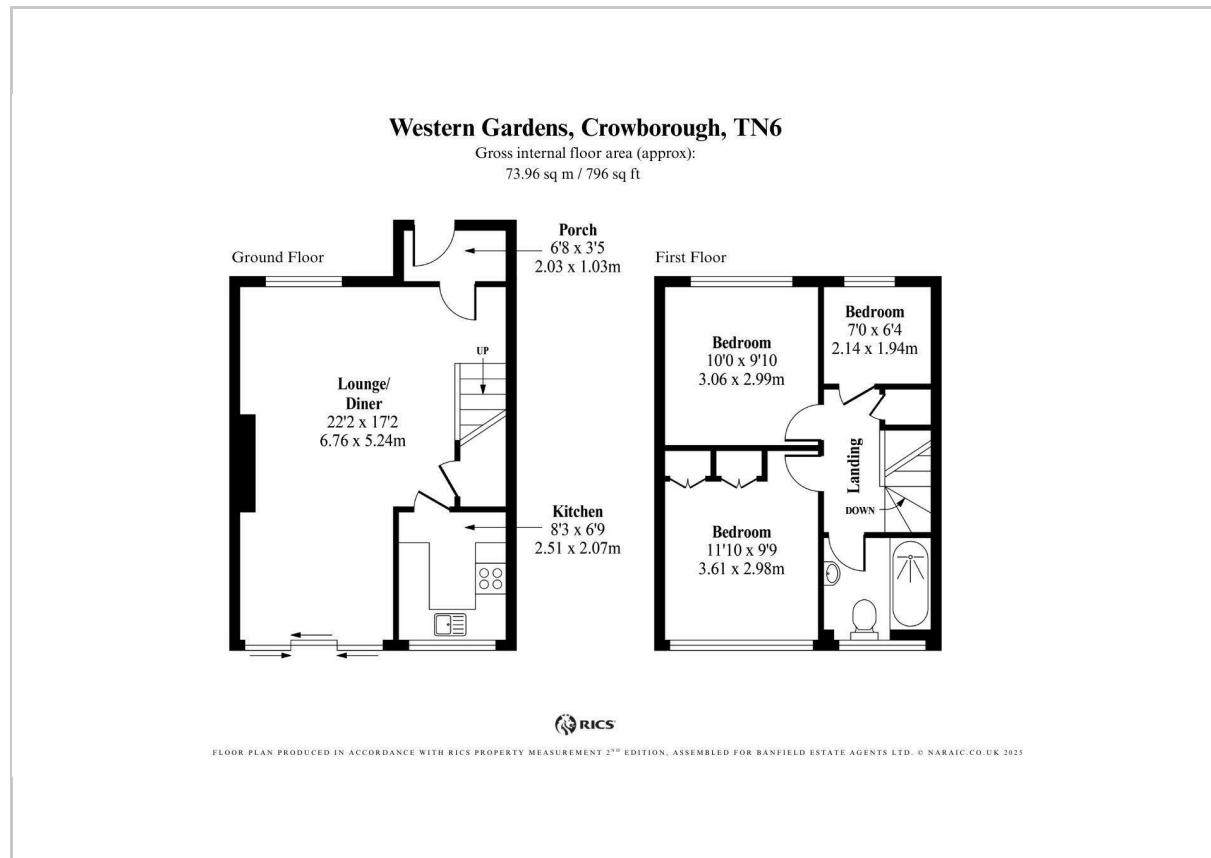
Linda Coates – 34 Western Gardens, TN6 3EB

Current Maintenance charge - £110 per annum





## Floor Plan



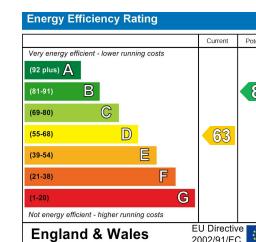
## Area Map



## 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



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