



3 Forge Cottage Mount Pleasant

Crowborough, TN6 2NE

Price Guide £375,000



Situated in the heart of a semi-rural haven, this charming three-bedroom end-of-terrace cottage is a delightful blend of character and comfort, perfect for a wide range of buyers. Whether you're looking for a forever home, a serene downsizing opportunity, or a smart investment, this chain-free property is a must-see.

From the moment you step onto the covered timber porch, you're greeted by a sense of timeless warmth. Inside, the spacious sitting/dining room steals the show with its feature fireplace, complete with a wood-burning stove set against a brick surround and oak bressumer. Imagine cozy evenings by the fire, enjoying the ambiance of the exposed beams and floorboards, with natural light streaming through the dual-aspect windows.

The country-style kitchen is a chef's delight, featuring a Butler sink, flagstone flooring, and a beamed ceiling, all perfectly complemented by ample space for modern appliances. A convenient downstairs WC rounds off the practical yet inviting ground floor.

Upstairs, three well-proportioned bedrooms await, two of which boast built-in wardrobes for effortless storage. The family bathroom is a sanctuary of relaxation, complete with a freestanding roll-top clawfoot bath and elegant timber flooring, enhanced by the charm of a beamed ceiling.

Step outside to discover a wealth of outdoor space. The front garden, laid to lawn, is accompanied by off-road parking, while a side courtyard offers a tranquil spot for morning coffee or alfresco dining. At the rear, a separate garden access via the neighbouring property, provides a serene retreat, complete with a decked area, a stone-built pizza oven, and a versatile timber outhouse with power and light—ideal for a home office, studio, or additional storage.

Situated in the picturesque town of Crowborough, this home enjoys the perfect balance of rural peace and convenient amenities. Explore the nearby Ashdown Forest or enjoy the vibrant town centre, with its array of independent shops, cafes, and restaurants. Excellent schools, a leisure centre, and direct rail links to London Bridge make this location as practical as it is charming.

With its unique character features, flexible layout, and semi-rural charm, this delightful cottage is ready to welcome its next chapter. Don't miss your chance to experience it - viewing is highly recommended.

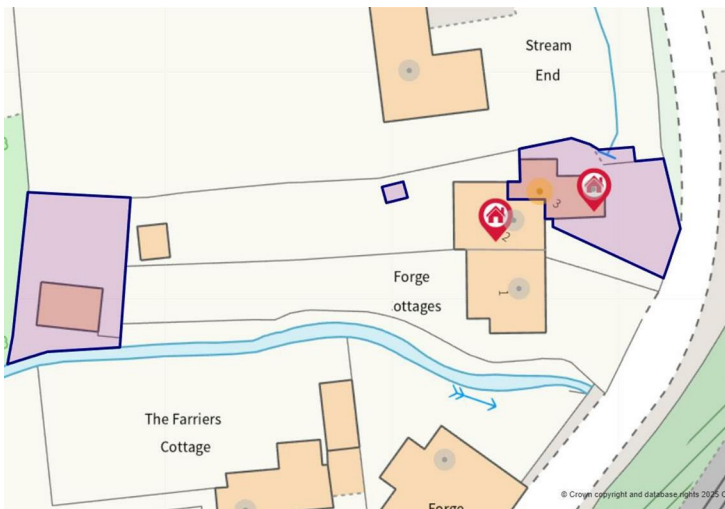
Additional Information

Tenure: Freehold

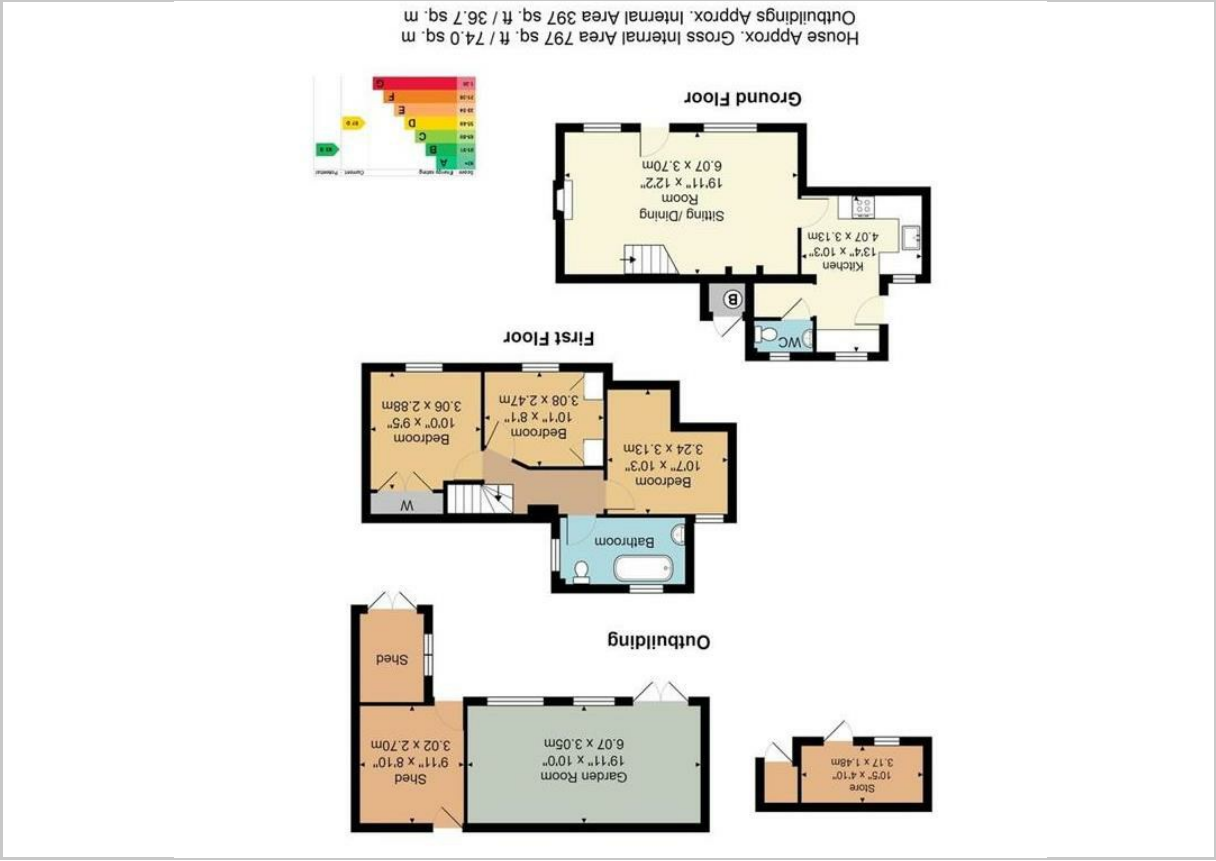
Council Tax Band: D

Energy Efficiency Rating: D





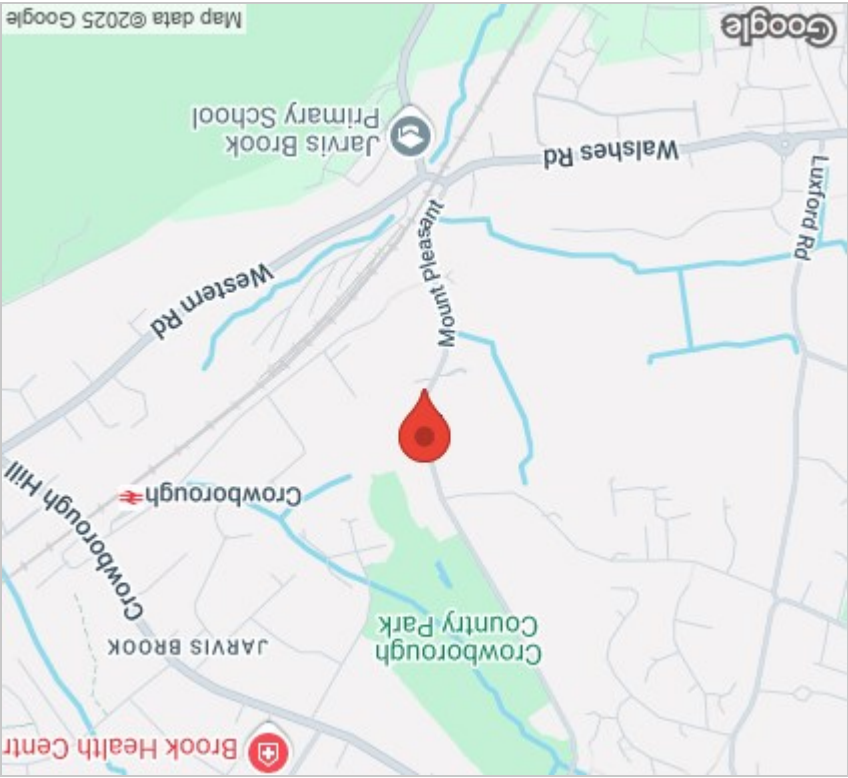
Floor Plan



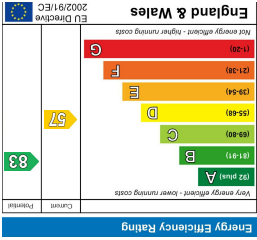
Viewing

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.

Area Map



Energy Efficiency Graph



01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE
info@banfieldresidential.com | www.banfieldresidential.com

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.