

Banfield Estate Agents

Craigmore Hall Crowborough Hill

Crowborough, TN6 2SE

Offers In Excess Of £425,000

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This beautifully presented two-bedroom semi-detached property offers stylish, contemporary living across two well-designed floors. Combining generous proportions with high-quality finishes, excellent storage and thoughtful improvements throughout, the home is ideal for modern living.

Approached via an attractive bridged walkway, the property opens into a welcoming entrance hall, with a large sliding-door wardrobe cleverly fitted into previously unused space, providing excellent additional storage for coats, shoes and everyday essentials.

The ground-floor accommodation begins with two generously sized double bedrooms. One overlooks the front of the property, while the other enjoys views towards the rear. The master bedroom benefits from additional fitted wardrobes, making excellent use of space that would otherwise have been underutilised, together with a superb modern en-suite shower room complete with contemporary vanity unit, WC, heated towel rail and a large walk-in shower, creating a stylish and practical private retreat.

A beautifully appointed family bathroom complements the bedrooms, featuring a bath with overhead shower, WC, wash basin set into a modern vanity unit and heated towel rail.

A modern oak staircase leads down to the impressive main living accommodation, where the property truly comes into its own.

The heart of the home is the exceptional open-plan kitchen, living and dining space. Finished with beautiful limestone flooring and the added comfort of underfloor heating, this is a bright and versatile space designed equally for everyday family life and entertaining.

The sleek, contemporary kitchen features stone worktops, a breakfast bar and a comprehensive range of storage, together with integrated Bosch appliances. Additional storage units have been thoughtfully installed to maximise the available space, providing enhanced functionality and making it easy to keep the kitchen beautifully organised.

Also on this level is a stylish modern WC, along with a separate utility room offering an abundance of storage and a sink. Additional wall-mounted units have been fitted above the existing storage, making excellent use of the available space and providing further practical storage. Separate access to the rear garden adds further convenience.

The spacious living area is flooded with natural light and enhanced by large sliding doors opening directly onto the patio garden, creating an excellent connection between the indoor and outdoor spaces.

To the rear, the garden is laid to lawn with a paved patio area, providing a pleasant and easily maintained outdoor space for relaxing, entertaining or enjoying warmer days.

The property benefits from private off-road parking, an EV charging point and solar panels, adding further convenience and energy efficiency. There is also additional visitor parking available nearby.

A particular feature of this home is the significant investment made by the current owner to maximise the property's practicality and storage. Approximately £25,000 has been invested in improvements, including additional kitchen storage, utility room cabinetry, a large hallway wardrobe and further fitted wardrobes in the master bedroom. These enhancements were not part of the original developer specification and have transformed previously unused or underutilised areas, providing the next owner with considerably improved storage and functionality without the need to undertake the work themselves.

The thoughtful improvements make this property a particularly practical example of its design, with the additional storage and enhancements already completed for the benefit of the new owner.

Crowborough is a highly desirable East Sussex town, popular with families and commuters alike thanks to its excellent balance of countryside living and modern convenience. Surrounded by the beautiful Ashdown Forest, the area offers an abundance of scenic walks and outdoor activities, while also benefiting from a range of local shops, cafés, schools and leisure facilities, as well as convenient rail links to London.









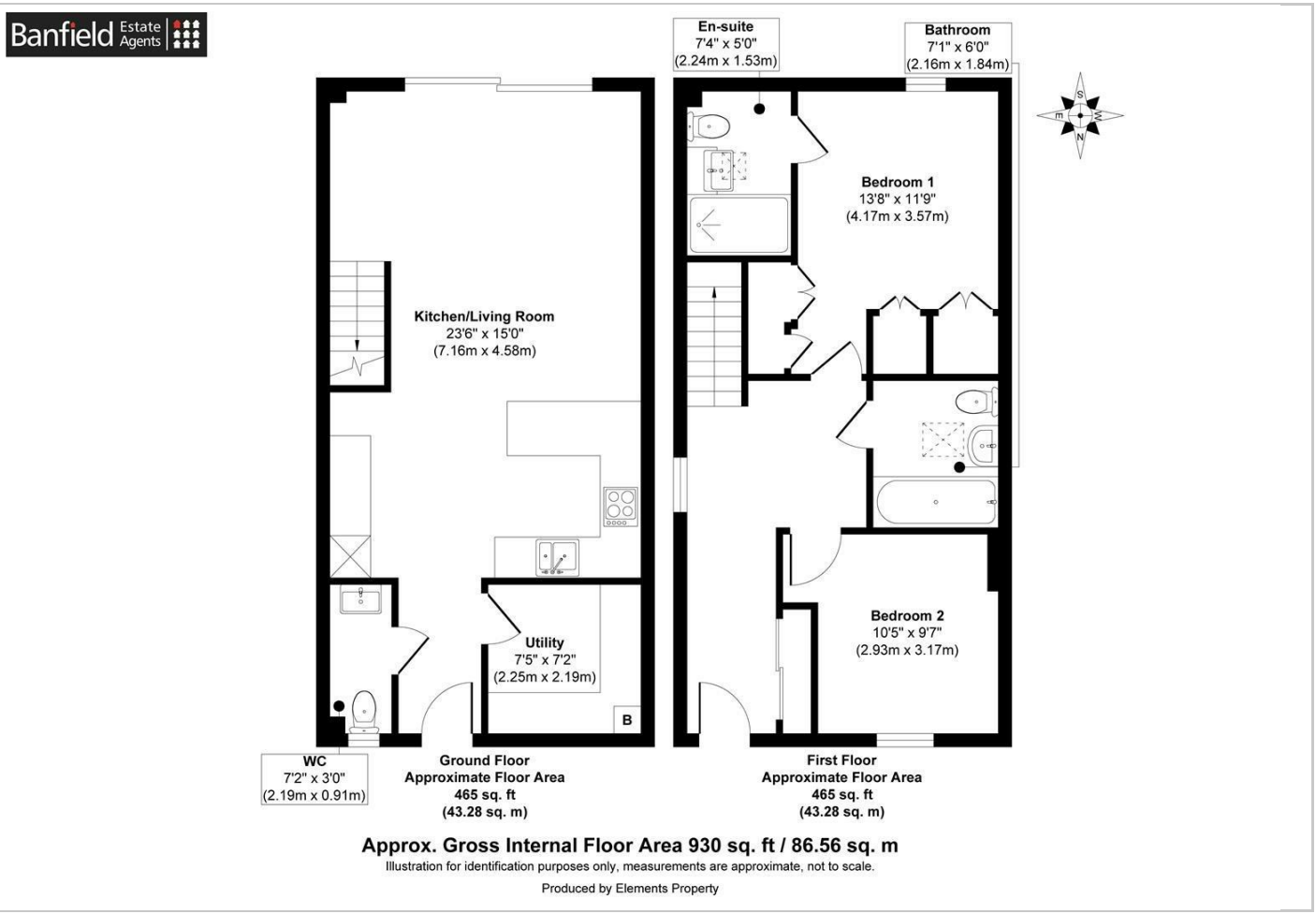




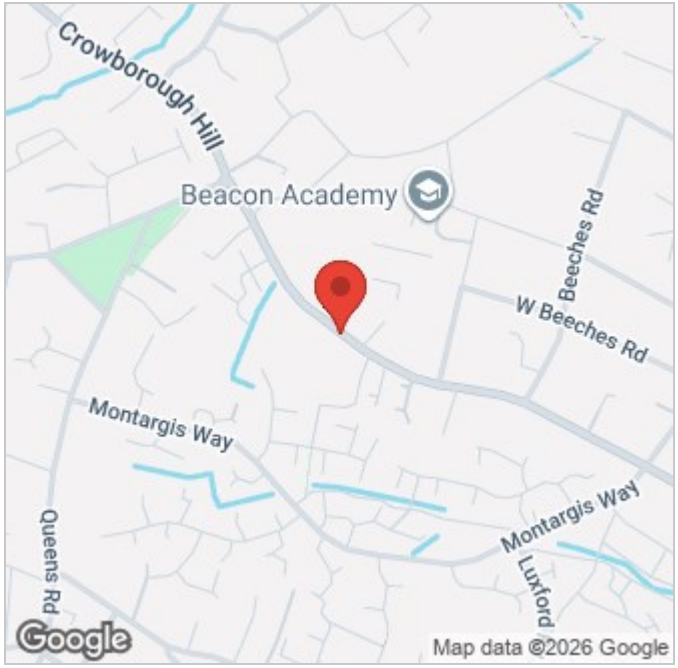




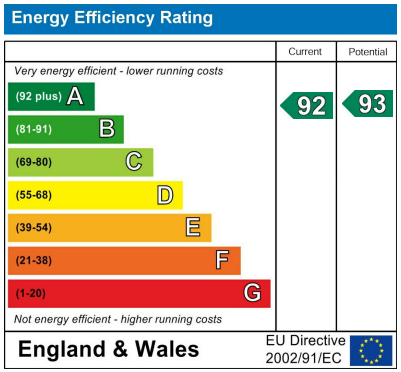
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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01892 653333
The Broadway Crowborough, East Sussex, TN6 1DE
info@banfieldresidential.com | www.banfieldresidential.com