



18 High Cross Fields

Crowborough, TN6 2SN

Price Guide £425,000



Tucked away in a peaceful and highly sought-after cul-de-sac, this delightful two-bedroom detached bungalow occupies a larger-than-average corner plot, offering an exceptional sense of space and privacy. With attractive kerb appeal and a charming front garden that welcomes you on arrival, this is a home that captures the imagination the moment you approach.

Set back from the road and surrounded by greenery, the property offers a rare blend of quiet seclusion and everyday convenience. Just a short walk from the town centre, local shops, reputable schools, and excellent bus routes, this location caters perfectly to those seeking a calm lifestyle without compromising on access to essential amenities.

Step inside into the welcoming hallway which leads to a bright and airy lounge, bathed in natural light from large windows — an inviting space ideal for both relaxing evenings and entertaining guests. The generously sized kitchen offers ample storage and workspace, with scope to modernise and really make it your own.

Both bedrooms are spacious doubles, offering comfortable retreats at the end of the day. The property also benefits from a shower room and a lovely garden room that overlooks the wrap-around garden — a perfect spot for morning coffee, quiet reading, or watching the changing seasons.

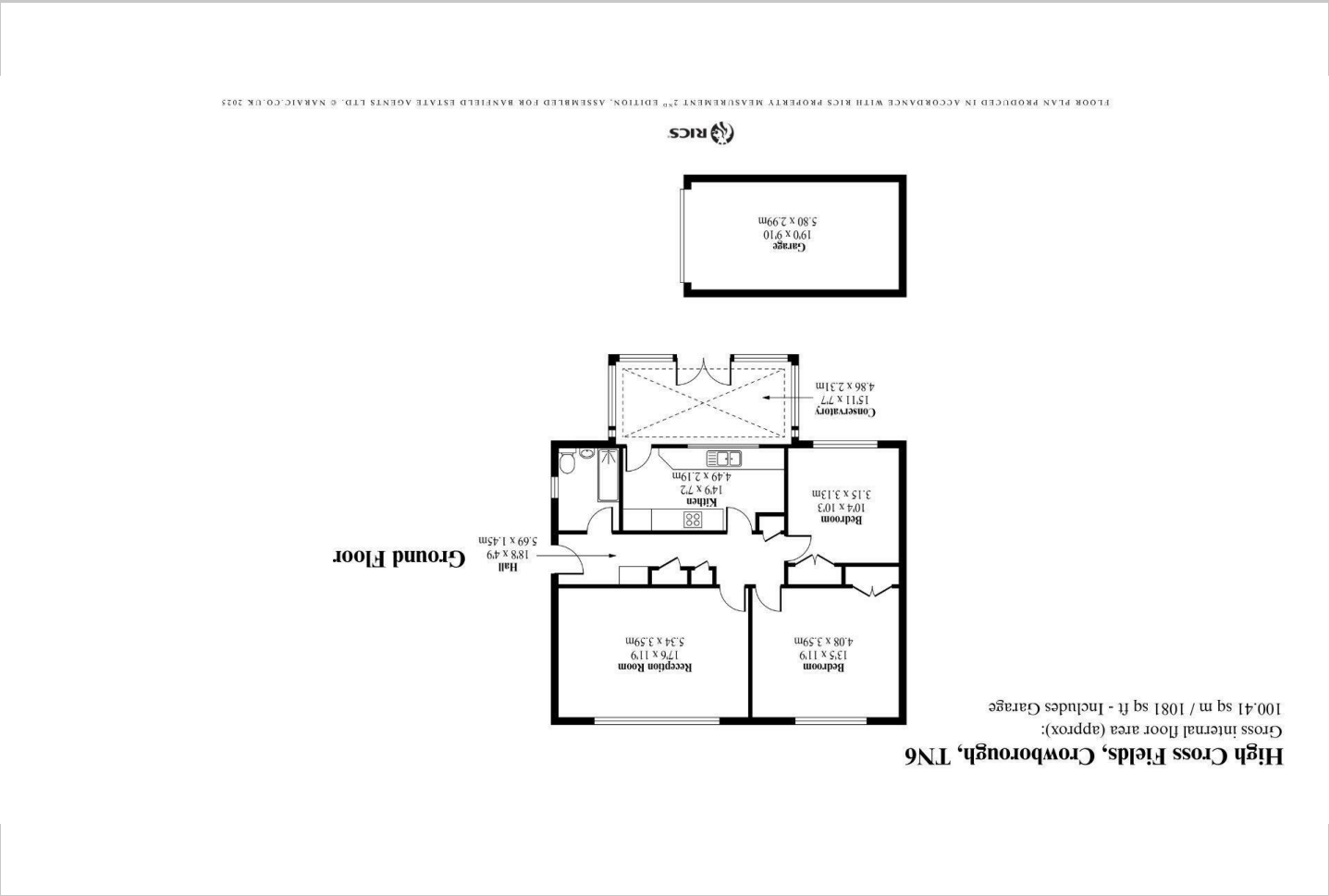
Outside, the well maintained gardens wrap around the home, providing a tranquil setting for alfresco dining, family gatherings, or simply enjoying nature in privacy. A large patio area to the rear is perfect for outdoor entertaining, while the lawned areas offer space for children or pets to play. The home also boasts ample off-road parking for several vehicles, along with a detached garage.

Clean, tidy, and full of potential, this bungalow invites you to put your own stamp on it and create something truly special. Whether you're downsizing, investing, or looking for your forever home, this property offers comfort, space, and scope in a superb location.





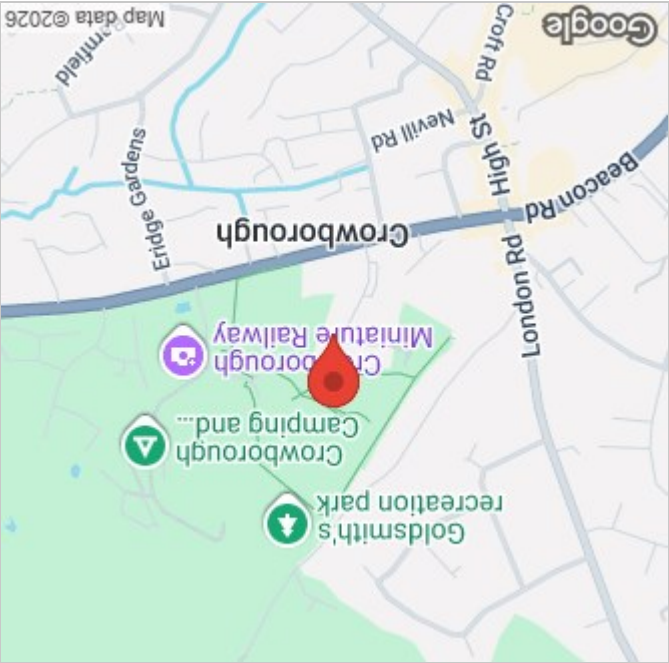
Floor Plan



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 Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
83		
61		

Energy Efficiency Graph

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.