



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Palesgate Lane, Crowborough

Offers In Region Of £450,000

🛏 4 🚿 2 🚗 3



This spacious four-bedroom semi-detached home, offered chain free, boasts a conservatory and driveway, representing an exceptional opportunity for comfortable family living. Approaching the property is a large driveway benefiting from off road parking for several vehicles. Upon entering, you are greeted by an inviting hallway that leads to the main living areas with a convenient downstairs WC adding to the practicality of the ground floor layout. Adjacent to this is a new separate shower room. Moving through, the property features two reception rooms, offering versatile spaces for relaxation, entertaining. On your right is the generously sized living room boasting a light, and bright atmosphere and offers a wonderful blank canvas for new occupants to personalise. This versatile room leads directly to the dining room, creating a semi-open plan feel, or back to the hallway, offering flexible flow within the home. Heading into the kitchen and separate dining room, perfect for entertaining or family meals. The spacious kitchen is well-equipped with ample lower and upper storage units and extensive countertop space with integrated appliances enhancing the functionality. Additionally, the kitchen benefits from a back door providing convenient access to the rear garden, which also offers a pathway leading to the front of the property. Both the dining room and kitchen offer excellent potential to be transformed into a modern, open-plan living space, catering to contemporary lifestyles. The conservatory is a bright and airy space, perfect for enjoying the garden views year-round, whether as an additional dining area, a sunlit lounge, or a play space. It offers a wonderful extension to the living accommodation and direct access to the rear garden. Ascending to the first floor, you will find four well-proportioned bedrooms, each benefiting from ample natural light. Built-in storage solutions are thoughtfully integrated to maximise space and convenience. The family bathroom is beautifully finished equipped with a shower over bath, a wash basin vanity with lower storage and a WC.

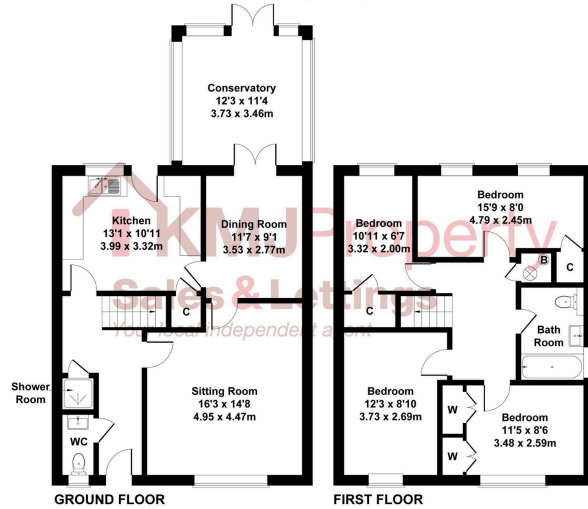
The rear garden provides an outdoor retreat, ideal for alfresco dining, gardening, or simply unwinding with both a large paved section and the easily maintained lawn area.

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre.



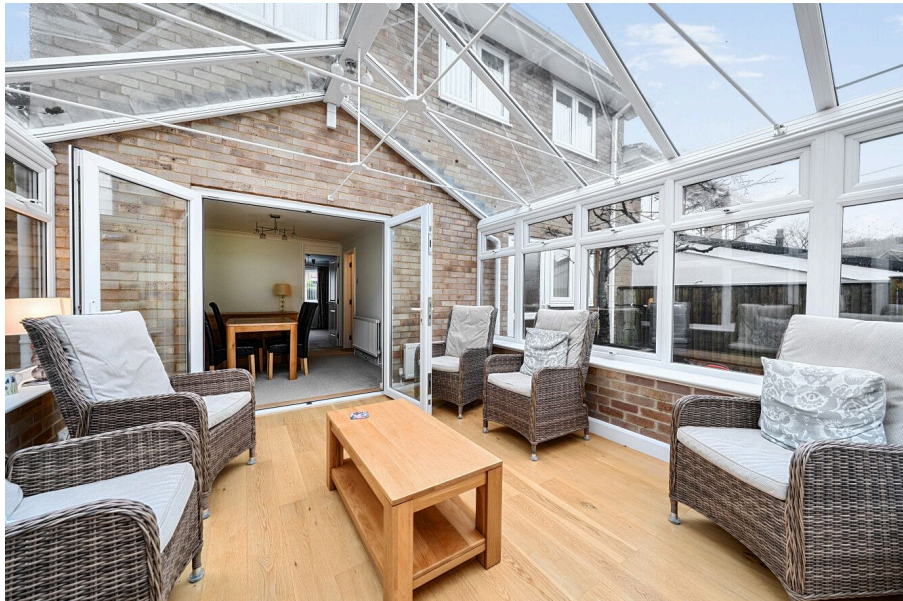
2 Palesgate Lane Crowborough

Approximate Gross Internal Area
1432 sq ft - 133 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- CHAIN FREE
- Conservatory
- Semi Detached
- 4 Bedrooms
- EPC C
- Downstairs WC
- Built in Storage
- Driveway
- Rear Garden
- Council Tax Band C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN CROWBOROUGH

☎ 01892 515188
☎ 01342 824824
☎ 01342 833333



FEDERATION
OF INDEPENDENT
AGENTS

📍 Tunbridge Wells
📍 Crowborough
📍 Forest Row

BRITISH
PROPERTY
AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN
TUNBRIDGE WELLS