



45 Watson Way  
Crowborough, TN6 2FP  
£450,000

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PRICE RANGE: £450,000 - £475,000

Spacious 4-Bedroom Home | 3 Bath/Shower Rooms | Private Parking | Attractive Gardens

Tucked away in a private and peaceful position just moments from Crowborough town centre, this exceptionally spacious weatherboarded home offers the perfect balance of style, practicality, and convenience. Whether you're stepping onto the property ladder, moving up in size, downsizing with ease, or looking for a superb investment (buy-to-let or Airbnb), this home ticks every box.

A home for all lifestyles: flexible four-bedroom layout, ideal for growing families, professional couples, or those who want guest/office space.

Superb location: a short stroll to local shops, cafés, schools (primary and secondary), and transport links.

Spacious living: large double-aspect sitting room with glazed doors spilling out to the garden—perfect for entertaining or cosy nights in.

Sleek & stylish kitchen/dining room: fully equipped with integrated appliances, granite worktops, and plenty of space for everyday living or dinner parties.

Private retreat: generous master suite with extensive fitted wardrobes and a luxury en-suite shower room.

Peace of mind: no ongoing chain for a straightforward move.

#### The Accommodation

Wide, welcoming reception hall with storage.

Generous double-aspect sitting room with doors to the garden.

Modern kitchen/dining room with integrated Siemens appliances and granite surfaces.

Four bedrooms across two upper floors, including master with en-suite and fitted wardrobes.

Three bath/shower rooms in total (one on each floor) for ultimate convenience.

#### Outdoors

Step outside to a beautifully enclosed, level rear garden, private, safe, and ideal for children, pets, or alfresco entertaining. A paved patio makes summer dining a delight, while the lawn offers space for play or gardening. Beyond the garden, you'll find two allocated parking spaces behind secure electric gates, plus additional visitor parking.

#### Key Facts

Tenure: Freehold

EPC: C

Council Tax Band: E

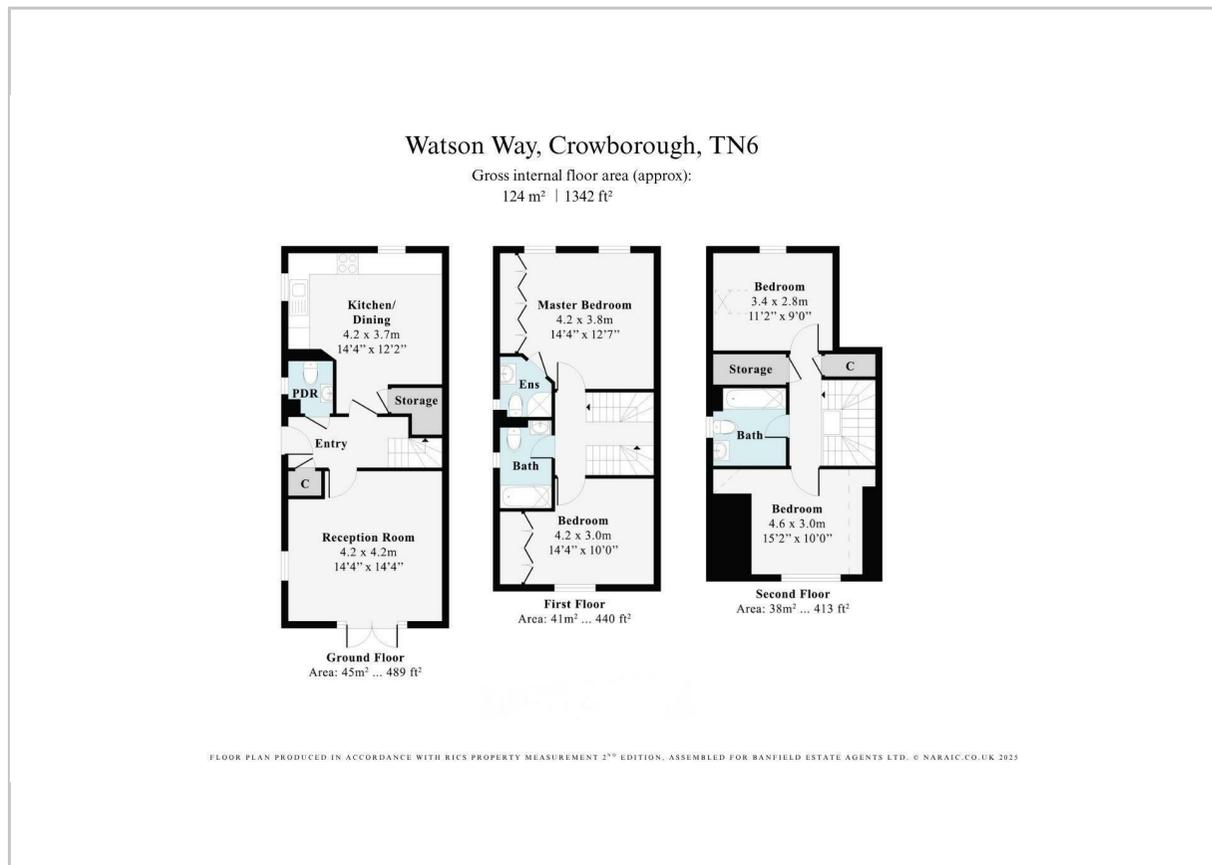
Secure off-street parking for 2 vehicles

This is not just a house, it's a lifestyle. Thoughtfully designed by Antler Homes, this property combines space, style, and security with a location that places everything you need on your doorstep. Whether you're a first-time buyer seeking a long-term base, a family looking to grow, or an investor eyeing the buoyant Crowborough rental and Airbnb market, this home adapts seamlessly to your needs. Homes like this don't stay hidden for long—book your viewing today and discover your future lifestyle in Crowborough.

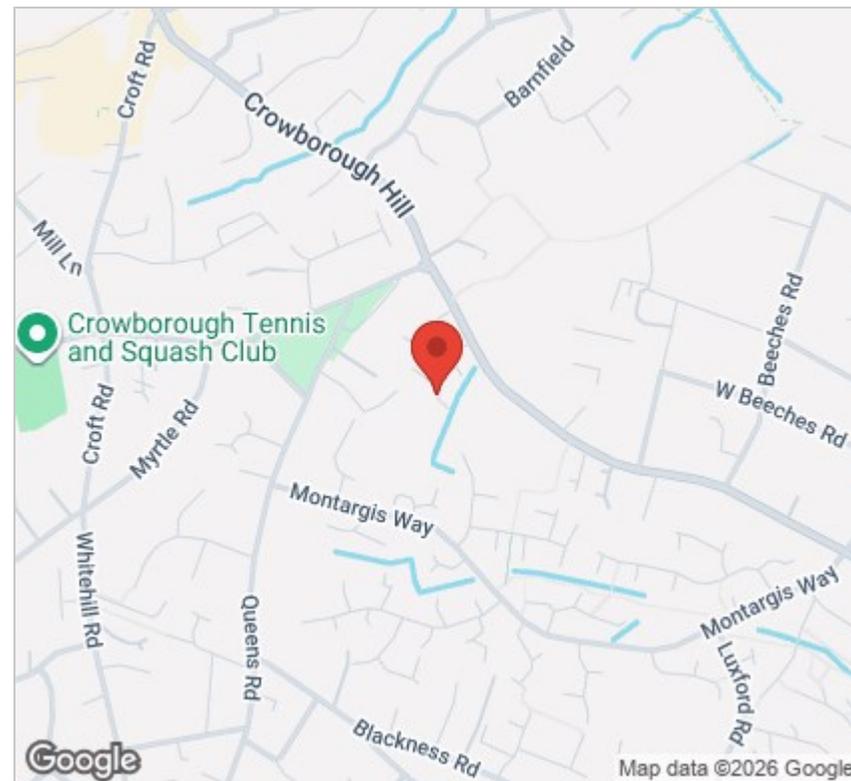




## Floor Plan



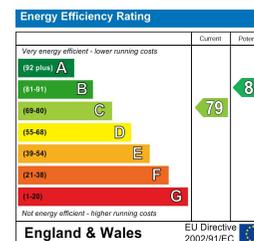
## Area Map



## 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



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.

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