



**OSBORNE ROAD**  
**CROWBOROUGH - £699,950**



Bumble Bee, Osborne Road, Crowborough, TN6 2HN

Entrance Hall - Kitchen/Dining/Sitting Room - Two  
Double Bedrooms - En Suite Shower Room - Bathroom -  
Driveway With Ample Off Road Parking - Large  
Wraparound Garden - Summerhouse

Built by Prestige Homes of Sussex, Bumble Bee is an attractive detached bungalow with a charming exterior of farmhouse style brickwork and slate roofing. It is set back from the road and approached by a lengthy tarmac driveway shared with just one other property. Double five bar gates open onto a block paved driveway with parking and turning space along with an EV charging point. A covered front door with ring doorbell opens into the entrance hall with its lush matte floor tiles with underfloor heating and two cupboards housing the consumer unit/solar controls and the other housing the heating system. On your left is the immaculate kitchen/dining/sitting room. What is immediately apparent is the sheer amounts of natural light flooding the room. The quality kitchen offers endless fitted cabinetry with chrome handles and quartz worksurfaces. All of the NEFF appliances are integrated and include a fan oven, oven/microwave, dishwasher, washer/dryer, fridge/freezer and wine fridge. A sink with drainer sits beneath the wide window and features a Quooker instant boiling water tap. The worksurfaces extend to offer a breakfast bar area, ideal for casual dining. The kitchen also incorporates a generous space for a table and chairs and has underfloor heating. Flowing seamlessly is the sitting/dining area with an impressive vaulted ceiling and bi-fold doors with elevated windows above, offering endless natural light with a beautiful undisturbed outlook onto the garden with its backdrop of Ancient woodland behind. There is a separate underfloor heating zone for the main living areas with the flooring being a good quality cream carpet. There are ample chrome plug sockets and suspended lighting. The master suite has a comfortable sized double bedroom with thick carpets, underfloor heating, bi-fold door to private patio and chrome/USB sockets along with wall mounted socket and aerial point for a television.





The en-suite is finished to a high standard with walk-in shower with rain head and separate attachment. There is a WC, wash basin, chrome heated towel rail, frosted window and extractor fan. Bedroom two is another double room with thick carpets, underfloor heating, chrome sockets, USB points and aerial point. A wide window floods the room with light and offers views to the garden. Completing the accommodation is the well presented bathroom with luxury fittings. It has a wide walk-in shower with rain head and handheld attachment, large stand alone bath with mixer tap and handheld attachment, WC, wash basin with fitted storage, LED lit mirrored cabinet, tall chrome heated towel rail, frosted window and extractor fan. Outside, the plot enjoys wrap-around landscaped gardens with mature lawn and patio areas and summer house. There is outdoor lighting and power points along with rear access. The spacious lawn area enjoys endless sunshine and has a delightful backdrop of Ancient woodland behind its neat post and rail fencing. Chain-Free.

#### COVERED ENTRANCE:

Front door with sensor spotlight and ring door bell.

#### ENTRANCE HALL:

A spacious light filled entrance hall with fitted door mat, window to side and matt effect floor tiles with underfloor heating. Deep cupboard housing heating control system and a further cupboard housing consumer unit and solar controls.

#### KITCHEN/DINING/SITTING ROOM:

A very bright and spacious room with a beautifully handcrafted kitchen featuring high-quality cabinetry with chrome handles, and solid quartz worktops. Integrated appliances include a Neff oven, Neff oven/microwave, Neff induction hob with extractor fan, Neff dishwasher, and Neff washer/dryer, along with a wine fridge. There is a sink with a Quooker instant boiling water tap and drainer and extended work surfaces that create a breakfast bar area. Matt finish floor tiles with underfloor heating, space for a large table and chairs and a wide window to front. The living area features vaulted ceilings, full carpeting with underfloor heating, multiple chrome sockets, and suspended lighting. Window to side, bi-fold doors and elevated windows bring in plenty of natural light and offer views of the garden and surrounding woodland.

#### BEDROOM:

An extremely light and airy double room being fully carpeted with underfloor heating. Chrome sockets to include USB points, spotlights and a raised socket with aerial point for wall mounted television. Bi-fold doors open with views of the garden and woodland beyond.

#### EN SUITE SHOWER ROOM:

Walk-in shower with quality rain head and handheld fittings, wc, wash basin with fitted storage and wall mounted LED lit mirror with shaving point. Chrome heated towel rail, smart tiled flooring, extractor fan and frosted window to side.

#### BEDROOM:

Light and airy double room being fully carpeted with underfloor heating. Chrome and USB sockets, spot lights, loft access and wide window to side overlooking the garden.

#### BATHROOM:

Wide walk-in shower with quality rain head and hand held fittings, luxury bath with quality mixer tap and handheld shower fitting, wc, wash basin with fitted storage and mirrored wall cabinet with sensor lighting. Tall chrome heated towel rail, spot lights, extractor fan, smart tiled flooring with underfloor heating and frosted window to side.

#### OUTSIDE:

Approached via a tarmac driveway shared with one other property to double five bar wooden gates opening onto the driveway for the property. Spacious block paved driveway with ample parking and turning space along with EV charging point. Front lawn with path way to entrance door along with rear access. Beautifully landscaped south-westerly wrap around garden, mainly laid to lawn with patio areas, summer house and open views onto the ancient woodland behind. Outdoor lighting and power points, a real sense of privacy.

#### SITUATION:

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 and excellent range of schooling, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

E



#### VIEWINGS:

By appointment with Wood & Pilcher Crowborough  
01892 665666.

#### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

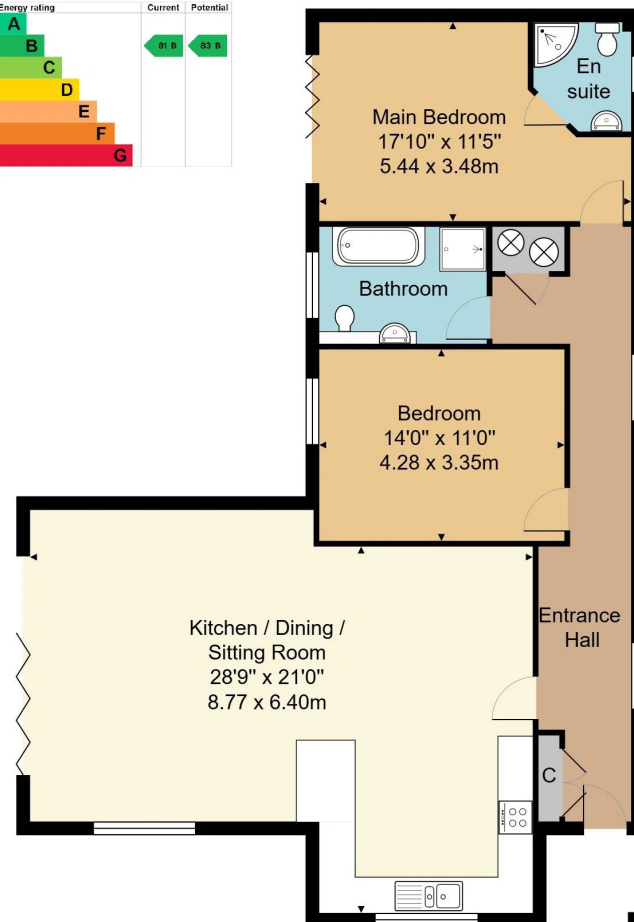
- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Air Source Heat Pump



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Approx. Gross Internal Area 1178 ft<sup>2</sup> ... 109.4 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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