



Shortacre Cottage High Broom Lane  
Crowborough, TN6 3SP  
Asking Price £475,000



Nestled along a picturesque lane on the sought-after southern side of Crowborough, Shortacres Cottage is a stunning fusion of period character and modern convenience.

Step through the entrance lobby and into the welcoming hallway. The ground floor seamlessly blends open, light-filled spaces. The sitting room enjoys a delightful double aspect, with sliding patio doors opening onto the garden, an idyllic spot for basking in the sun or entertaining guests on a summer's evening. Adjacent to this, the dining room offers a charming setting for intimate dinners, complete with an understairs WC for added convenience.

The reimagined, contemporary kitchen is a true highlight of the home, featuring sleek cabinetry, ample worktop space, and all the modern appliances needed to craft delicious meals. Whether you're a seasoned chef or simply love the joy of home cooking, this space is designed to inspire culinary creativity.

Ascend the staircase to the first floor, where the sense of space and light continues. The master bedroom, bathed in natural light from its dual-aspect windows, offers breath taking far-reaching views. Complete with a built-in wardrobe and additional shelved cupboard, this room provides a peaceful haven to unwind at the end of the day.

The second bedroom is equally charming, featuring built-in storage, perfect for guests, a home office, or a tranquil retreat for relaxation. The recently re-fitted bathroom exudes contemporary elegance, boasting a bath with mixer tap and shower attachment, a wash basin with drawer storage, WC, and a separate, fully tiled shower.

To the front of the house, a gravelled area provides convenient parking for two vehicles, while steps and a pathway lead gracefully to the front and side doors, enhancing the home's welcoming presence.

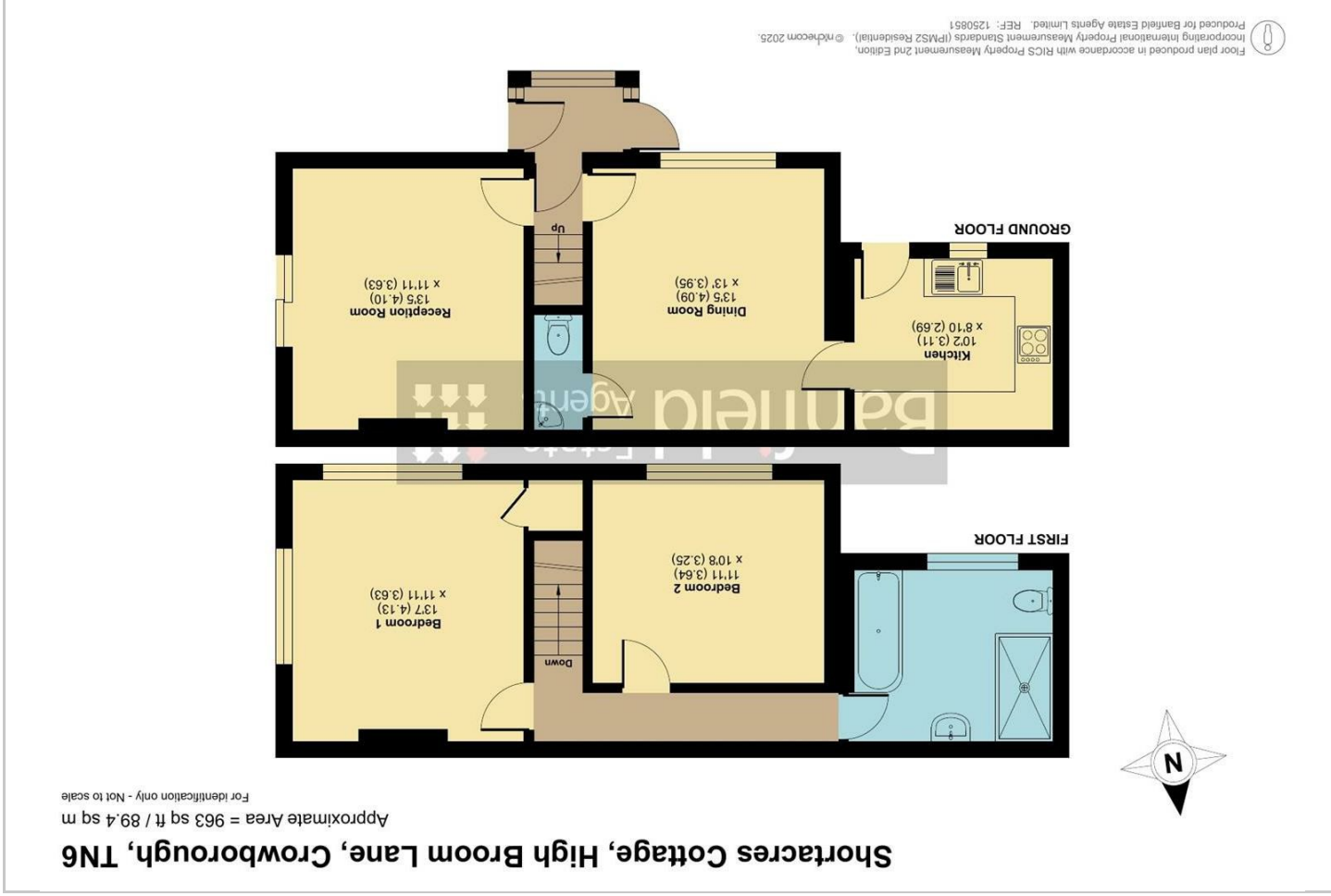
Shortacres Cottage enjoys a premier location, set along a peaceful private road yet within easy reach of the vibrant Crowborough town centre. Offering an excellent selection of shops, including three supermarkets, the town caters to all everyday needs. For leisure enthusiasts, the area boasts a wealth of options, from the nearby Crowborough Beacon Golf Club and Ashdown Forest to the town's well-equipped leisure centre and tennis club.

Surrounded by the beauty of the Sussex countryside, yet perfectly connected to modern amenities, Shortacres Cottage is a home that truly offers the best of both worlds - character, convenience, and an enviable lifestyle.





## 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.

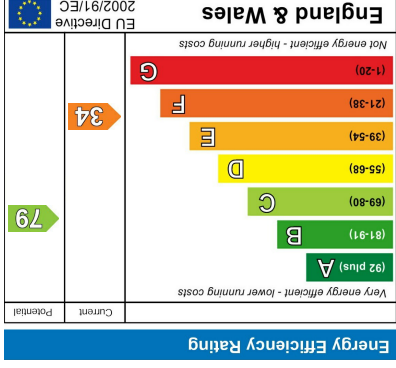
# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE  
[info@banfieldresidential.com](mailto:info@banfieldresidential.com) | [www.banfieldresidential.com](http://www.banfieldresidential.com)

## Area Map



## 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.