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Fairview Lane, Crowborough, TN6 1BT

Offers In Region Of £350,000

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Approached through a mature front garden, the property immediately presents the charm and individuality often associated with an older home. While the accommodation would benefit from modernisation, the generous proportions and flexible arrangement provide an excellent starting point for someone looking to create a home tailored to their own style.

The front door opens into an entrance hall, with stairs rising to the first floor and access into the principal reception room. Positioned at the front of the property, this well-proportioned room provides a comfortable space for relaxing and retains a warm, cottage-like feel.

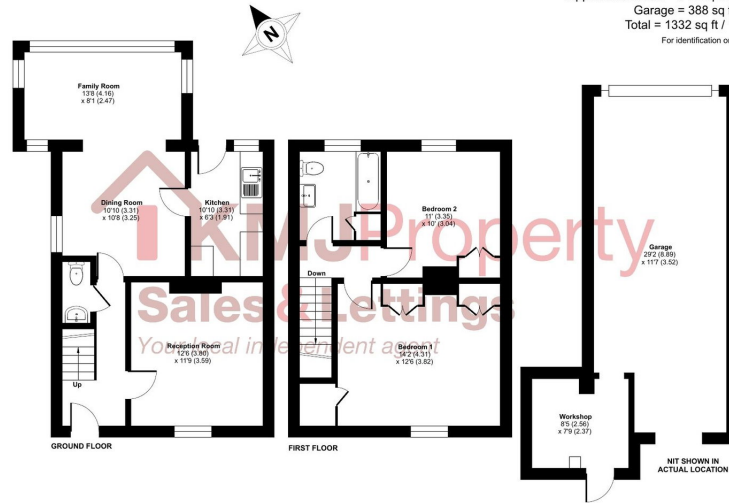
Beyond the reception room is a separate dining room, offering plenty of space for family meals and entertaining. From here, the accommodation continues into the kitchen and family room, creating an adaptable ground-floor layout with real potential to be reconfigured or opened up, subject to the necessary permissions. The kitchen is arranged with a range of fitted units and work surfaces, although it now offers an opportunity for replacement and redesign. The adjoining family room is a particularly useful addition, enjoying windows to multiple aspects and providing a versatile space that could work equally well as a second sitting room, playroom, home office or garden room. A ground-floor WC completes the accommodation on this level. Upstairs, the landing leads to two generously sized double bedrooms. The principal bedroom is positioned at the front of the property, while the second bedroom overlooks the rear. Both rooms offer good proportions and useful storage cupboards. The bathroom is fitted with a traditional white suite comprising a panelled bath, wash basin and toilet, with a window allowing plenty of natural light into the room. Outside, the property benefits from a private garden with an established selection of plants and shrubs, providing plenty of scope for a keen gardener to uncover and enhance the space. One of the property's most notable features is the substantial garage, measuring approximately 29 feet in length, together with a separate workshop area. Combined with the driveway parking, this provides an exceptional amount of storage and workspace, making the property particularly appealing to anyone with vehicles, hobbies or plans for a home workshop.

Fairview Lane is conveniently positioned for access to Crowborough's range of shops, amenities, schools and leisure facilities.



Fairview Cottages, Fairview Lane, Crowborough, TN6

Approximate Area = 944 sq ft / 87.7 sq m
Garage = 388 sq ft / 36 sq m
Total = 1332 sq ft / 123.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for K&N Property. REF: 1483942

- CHAIN FREE
- Three versatile reception spaces
- Generous private garden
- Driveway parking
- EPC D
- Characterful two-bedroom cottage
- Exciting potential for modernisation
- Substantial garage and workshop
- Convenient Crowborough location
- Council Tax Band C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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