



2 Knowle Cottages Western Road
Crowborough, TN6 3EE
Asking Price £325,000



Charming Three-Bedroom Terraced Cottage

Ideally situated within easy reach of Crowborough railway station, local schools, and a variety of shops and amenities, this delightful three-bedroom mid-terrace cottage-style home offers an excellent balance of character, comfort, and convenience. This well-maintained property is ready to move into and offers scope to personalise further.

The home is set back from the road behind a gated, paved front garden, offering both privacy and kerb appeal. Upon entering, a bright entrance hall welcomes you. From the hall, a door leads into a generous dual-aspect living room. This spacious and light-filled reception area is ideal for both relaxing and entertaining, with plenty of room for comfortable seating and a dining area.

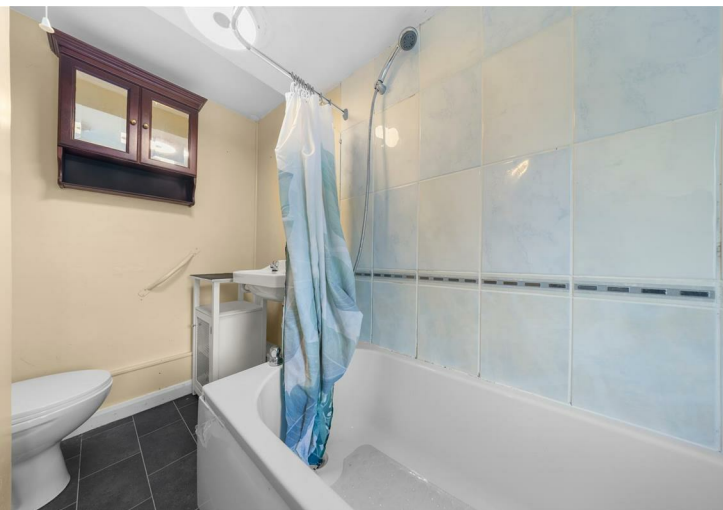
A sliding door connects the living room to the kitchen, which is well-equipped with a built-in gas hob and oven, space and plumbing for a washing machine, and ample storage options. The kitchen also benefits from a side door offering direct access to the rear garden — perfect for summer barbecues or simply enjoying a morning coffee outdoors. Beyond the kitchen, a small inner corridor leads to the family bathroom, which is fitted with a full-size bath and overhead shower, as well as a washbasin and WC — all presented in clean, neutral tones.

Upstairs, the home boasts three well-proportioned bedrooms. The main bedroom is a spacious double with a front-facing window, allowing for plenty of natural light, and includes useful built-in shelving. The second bedroom enjoys tranquil views over the rear garden and treetop skyline beyond. This room also features built-in wardrobes and a beautiful feature fireplace that adds a touch of charm and character. The third bedroom, currently used as a snug, is accessed by a small set of steps leading down from the landing and is also bright and versatile — ideal as a nursery, home office, or guest room.

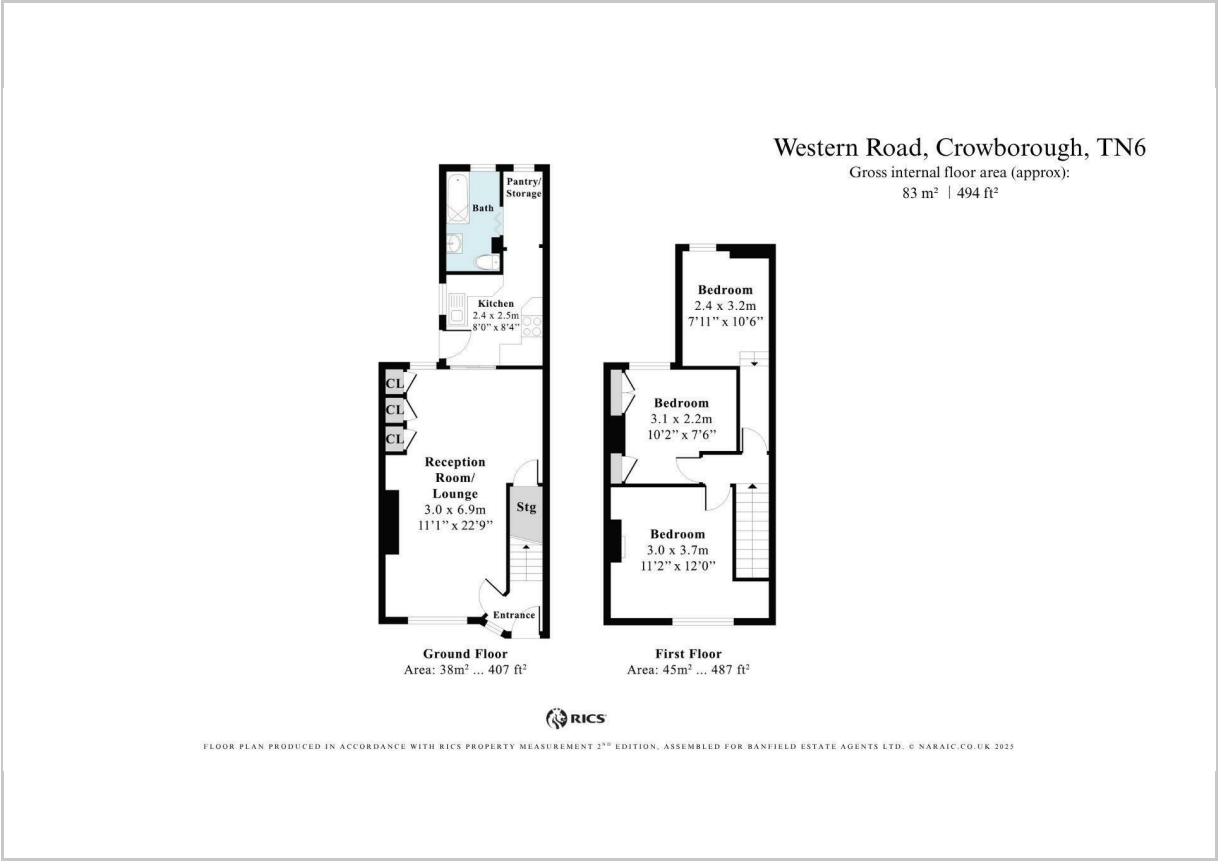
Outside, the rear garden offers a mix of paved patio area and lawn, making it suitable for al fresco dining, children's play, or simply relaxing in the sunshine.

Bright, spacious, and thoughtfully laid out, this lovely cottage-style home offers a rare opportunity to enjoy living in a sought-after location with transport links and local amenities close by. Whether you're looking for your first home or a place to settle down and grow, this property could be the perfect fit.

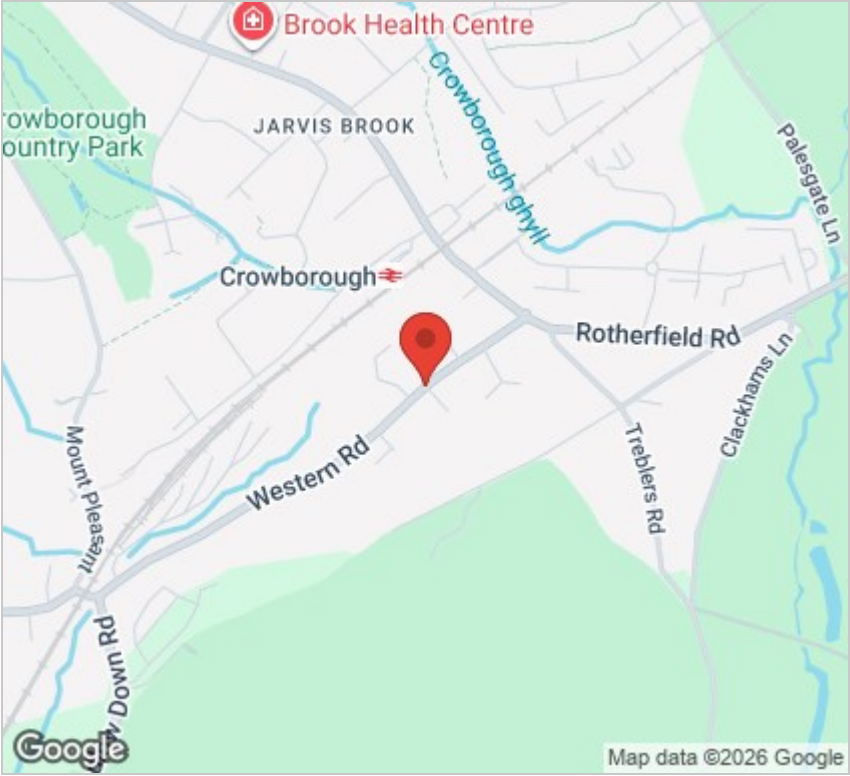




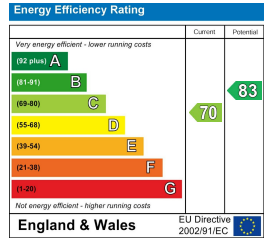
Floor Plan



Area Map



Energy Efficiency Graph



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.

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.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE
info@banfieldresidential.com | www.banfieldresidential.com