



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



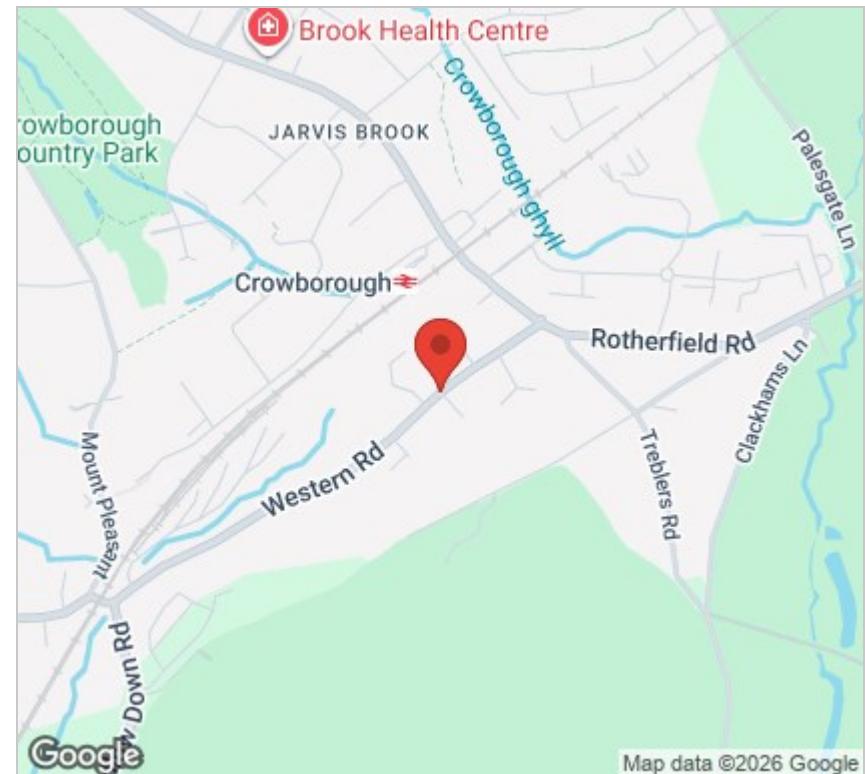
Western Road, Crowborough, TN6

Gross internal floor area (approx):
83 m² | 494 ft²

FLOOR PLAN PRODUCED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT 2ND EDITION, ASSEMBLED FOR BANFIELD ESTATE AGENTS LTD. © NARAIC.CO.UK 2025



Area Map

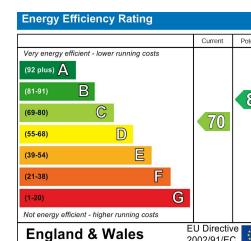


Map data ©2026 Google

Viewing

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Energy Efficiency Graph



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