



24 Pleasant View Road, Crowborough, East Sussex, TN6 2UU  
Asking price £455,000

**Banfield** Estate Agents 

We are pleased to present this four bedroom detached house in a popular residential location within easy access to the town centre and amenities. The property comprises living room, dining room, kitchen, utility and downstairs wetroom. Upstairs there are four good size bedrooms and family bathroom, garage and off-road parking. The property offers scope to enlarge subject to planning. EPC = E

**ENTRANCE HALL**

A double glazed window and door to front. Leading through to...

radiator. Opaque double glazed window to the rear.

side.

**LIVING ROOM 19'9" x 15'4" (6.02m x 4.67m)**

Large open feature fireplace with log store. Large double glazed window to front. Stairs to first floor. Opening to...

**FIRST FLOOR LANDING**

Loft access.

**BEDROOM ONE 14'6" x 10'10" (4.42m x 3.30m)**

A good size double bedroom. Large double glazed window to front. Built-in wardrobes. Radiator.

**OUTSIDE**

To the front of the property is off street parking for two vehicles The remainder is mostly laid to lawn. The rear garden commencing with patio area. The remainder mostly laid to lawn with established flowers, shrubs and trees.

**DINING ROOM 17'1" x 11'1" (5.21m x 3.38m)**

UPVC double glazed patio doors to rear. Double glazed window to rear. Radiator.

**BEDROOM TWO 12'6 x 9'7" (3.81m x 2.92m)**

A good size double bedroom. Large double glazed window to front. Built-in wardrobes. Radiator.

**KITCHEN 10'11" x 9'0" (3.33m x 2.74m)**

A range of shaker style units with roll edge worktops. Stainless steel sink with drainer. Gas hob and electric double oven. Part-tiled walls. Wood flooring. Double glazed window to rear. Door to...

**BEDROOM THREE 11'9" x 11'1" (3.58m x 3.38m)**

A good size double bedroom. Double glazed window to rear. Radiator.

**UTILITY ROOM 9'10" x 9'1" (3.00m x 2.77m)**

Space and plumbing for washing machine. Space for fridge freezer. Double glazed window to rear. Door to side and door to garage. Door to...

**BEDROOM FOUR 9'7" x 8'2" (2.92m x 2.49m)**

A good size double bedroom. Double glazed window to rear. Built in wardrobes.

**WET ROOM**

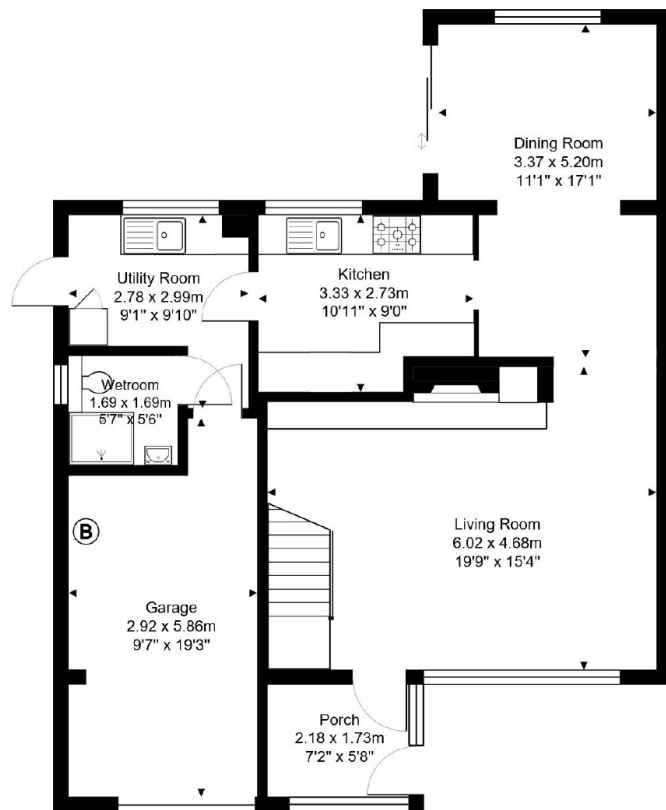
Fully tiled walls with mosiac flooring. Electric shower. Wall mounted sink with chrome mixer taps. Low level w.c., with concealed cistern and push button flush. Chrome ladder style

**BATHROOM**

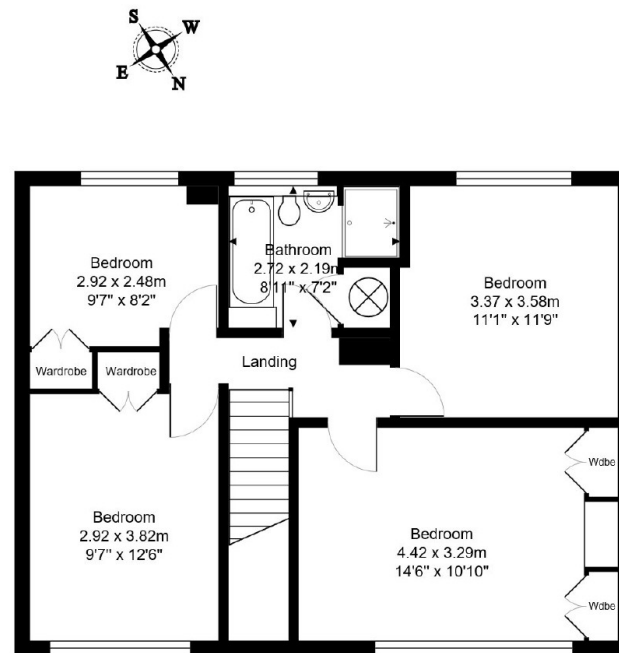
White suite comprising bath with chrome mixer tap. Vanity wash hand basin. Low level w.c., with concealed cistern with push button flush. Fully enclosed shower cubicle with electric shower. Double glazed window to







Ground Floor  
Area: 84.4 m<sup>2</sup> ... 908 ft<sup>2</sup>



First Floor  
Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup>

Total Area: 148.4 m<sup>2</sup> ... 1597 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
A	A	77	A	A	71
B	B		B	B	
C	C		C	C	
D	D		D	D	
E	E		E	E	
F	F		F	F	
G	G		G	G	
England & Wales			England & Wales		

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