



13 Lower Saxonbury, Crowborough, East Sussex, TN6 1EB
£399,000

Banfield Estate Agents 

We are delighted to present this delightful two/ three bedroom bungalow within close walking distance of the town centre and the bus stop. Built in a secluded and quiet cul de sac, it is ideal for someone wishing to be near to all local amenities and the bus route to Tunbridge Wells and Brighton. It comprises of lounge, kitchen, dining room, master bedroom, further double bedroom, bathroom and separate wc. Garage, shed and low maintenance small rear garden. This type of bungalow is very rare in Crowborough and so we recommend a viewing as soon as possible.

VENDOR SUITED.

PORCH

Upvc glazed front door and picture window into brick built porch.

HALLWAY

Part glazed wooden front door directly into light and large hallway. Airing cupboard with water tank and shelving. Coat cupboard with hanging rail and shelving. Loft hatch with ladder and light to loft.

LOUNGE

A nice and spacious room with two double radiators. Large picture window overlooking the rear garden. Upvc fully glazed back door leading out to the garden. TV point. Telephone point.

KITCHEN

Fully fitted kitchen with high and low level storage cupboards. Integral double electric oven. Four ring gas hob with fan and light over. Washing machine included. One and a half stainless steel sink with mixer tap and drainer. Upvc window to front. Integral fridge freezer. Integral waste bin system. Telephone point. Breakfast bar with space for two stools.

DINING ROOM.

A light room with large upvc picture window and glazed back door opening out onto the back garden. Radiator.

MASTER BEDROOM

Fully fitted range of cupboards over space for double bed. Further fitted cupboards with hanging rails and shelves. Fitted dressing table with drawers. Upvc window to front. Radiator.

SECOND BEDROOM

This is a double room. Fitted wardrobe with double mirrored sliding doors. Window to rear. Radiator.

GARAGE

Up and over door with remote control. Power and light. Wall mounted Viessmann boiler. Block paving leading up to the garage with parking for two cars.

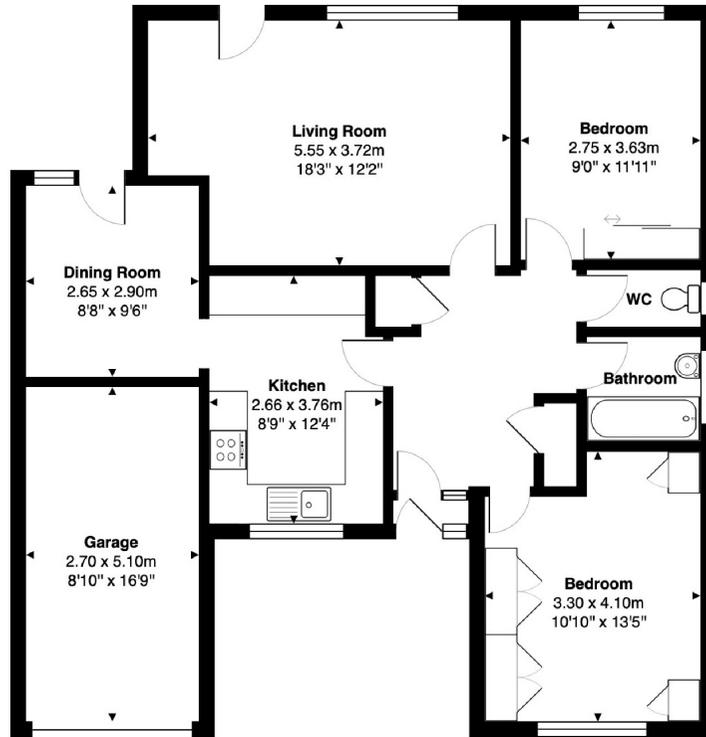
FRONT GARDEN

Block paving on the driveway. Space for two cars. Deep steps and handrail leading up to a patio area and then the front door. Landscaped front garden laid to lawn and some mature shrubs. Side gate leading to rear of the property. Security light.

REAR GARDEN

Patio area reached from both back doors. Leading out onto small lawned area and some mature shrubs. Shed.





Lower Saxonbury, Crowborough TN6 1EB

Total Area: 92.0 m² ... 990 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

Energy Efficiency Rating: 69 / 77
 Environmental Impact (CO₂) Rating: 74 / 85

England & Wales | EU Standard 2002/91/EC

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