



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Nassau Drive, Crowborough, TN6 2GT

Offers In Region Of £350,000

2 1 1



This well-presented property boasts 2 double bedrooms and 1.5 bathrooms, allocated parking space for convenient parking, and a delightful rear garden for relaxation and outdoor entertaining.

As you step foot into this property, you are greeted by a convenient downstairs WC. The kitchen boasts ample storage space both above and below, complemented by contrasting counter-tops and a tiled splash back wall. Moving through to the spacious lounge/dining area, you'll find an inviting environment perfect for creating your own personal space. The room's generous size is ideal for accommodating both dining and relaxation, creating the perfect setting for quality family time. Conveniently the lounge offers a double glazed door opening up to the rear garden, seamlessly blending indoor and outdoor living.

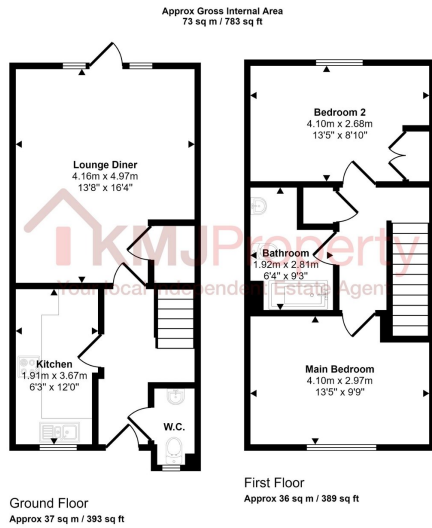
Heading to the first floor, you are greeted by 2 spacious double bedrooms, both flooded with natural light. Bedroom 2 even includes a built-in storage cupboard for added convenience. The family bathroom features a WC and an electric shower over the bath and wash basin and there is an additional storage cupboard located on the landing.

The easily maintained rear garden offers great potential for customisation, with 2 levels providing ample room for creating your outdoor oasis.

The property's location in Crowborough, the largest town in East Sussex, adds to its appeal. Homeowners benefit from a close proximity to supermarkets, excellent schooling options, a leisure centre, and convenient transportation links, including a mainline railway station with direct trains to London Bridge. The property is located appropriately just 4 minutes away from the MLS and less than a mile walk into the town.

Council Tax C. EPC C





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- 2 Double Bedrooms
- Downstairs WC
- Allocated Parking
- Crowborough Location
- Low Maintenance Rear Garden
- Terrace Property
- Close to MLS
- Less than a Mile Walk to Town
- Council Tax C
- EPC C



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

📞 01892 515188

Offices in Tunbridge Wells & Crowborough

📧 sales@kmjproperty.co.uk

🌐 www.kmjproperty.co.uk