



**ENDWAYS, BEACON ROAD WEST,  
CROWBOROUGH, EAST SUSSEX TN6 1QL  
£735,000**



**WOOD & PILCHER**

**Endways, Beacon Road West,  
Crowborough, East Sussex TN6 1QL**

Situated in the favoured Warren area of Crowborough in a private off road position, a modern detached family home presented in excellent decorative order providing good size accommodation

Covered front entrance, entrance hall, lobby/study, study/2nd reception room, cloakroom, dining area, sitting room, family bathroom, master bedroom with dressing/bedroom 5, en suite shower room, 3 further bedrooms, garage and gardens of approximately .5 of an acre (tbv)



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,  
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

**SITUATION:** The property is situated in the extremely sought after Warren area of Crowborough, within walking distance of the town centre and within easy reach of junior and senior schools and the local train station. The busy and bustling East Sussex market town of Crowborough offers a wide range of amenities surrounded by stunning countryside and the town provides good shopping facilities. There is main line rail service at nearby Jarvis Brook with trains to London in approximately one hour. The town offers excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The property also gives very easy access to the famous Ashdown Forest with its superb walks and riding facilities. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive

The present accommodation comprises of:

**COVERED FRONT ENTRANCE:** With outside light, tiled step up to obscured double glazed hardwood front door with window to side leading into

**ENTRANCE HALL:** With understairs cupboard housing floor mounted oil fired boiler and heating controls leading to



**LOBBY/STUDY:** With 2 full height cupboards with hanging rail and shelving, radiator, power points, double glazed window to front. Doors to

**STUDY/2ND RECEPTION ROOM:** With double glazed windows to front and side, radiator, power points

**KITCHEN/BREAKFAST ROOM:** Being dual aspect with double glazed windows to front and rear, double glazed door to rear garden, tiled floor, recessed spotlights, range of matching wall and base units with worktops, inset sink bowl and drainer, integrated double electric oven, 4 ring electric hob with extractor fan over, space for washing machine, integrated fridge and freezer, fitted cupboard with shelving housing fuse box and meters, tiled splashback, space for table and chairs, 2 radiators, power points

**CLOAKROOM:** With obscured double glazed window to side, radiator, low flush wc suite, wash hand basin

From entrance hall and lobby/study 2 doors leading into

**DINING AREA:** With double glazed French doors leading to terrace and rear garden, power points, radiator, feature archway leading through to

**SITTING ROOM:** With double glazed windows to side (west) and rear (south), 2 radiators, power and tv points, brick built feature open fireplace with tiled mantle and hearth

From entrance hall staircase to **FIRST FLOOR LANDING:** With power points, large eaves storage with light, cupboard housing hot water cylinder with slatted shelving. Doors to

**FAMILY BATHROOM:** With obscured double glazed window to front, radiator, part tiled walls, low flush w.c. suite, pedestal wash hand basin, fully tiled enclosed bath suite with shower attachment over and glass screen

**MASTER BEDROOM:** Being dual aspect with double glazed windows to front and rear, radiator, power points, fitted wardrobe

**DRESSING/BEDROOM 5:** With double glazed window to side, radiator, power points. Archway leading to

**EN SUITE SHOWER ROOM:** With obscured double glazed window to side, fully tiled walls, radiator, low flush w.c. suite, pedestal wash hand basin, enclosed shower cubicle housing Aqualisa shower with sliding glass screen and extractor fan above

**BEDROOM 2:** With double glazed window to rear, radiator, power points, fitted wardrobe

**BEDROOM 3:** With double glazed window to front, radiator, power points

**BEDROOM 4:** With double glazed window to rear, radiator, power points, access to attic via loft hatch

**OUTSIDE:** The front of the property is accessed via a 5-bar timber gate to a shingled driveway with parking for several vehicles and mainly hedge bound, range of various shrubs and leading to a **DETACHED DOUBLE GARAGE** with up and over door, power connected. Outside tap. The rear south facing garden is accessed via either side of property and has a large terraced area, flower borders and shrubs. Greenhouse. Large area mainly laid to lawn. Footpath to the rear of the garden to shed and compost area. Garden extends to side with summerhouse and raised vegetable plots and fruit cage. The rear garden is mainly hedge bound. In all approximately .5 of an acre (tbv)

**TENURE:** Freehold

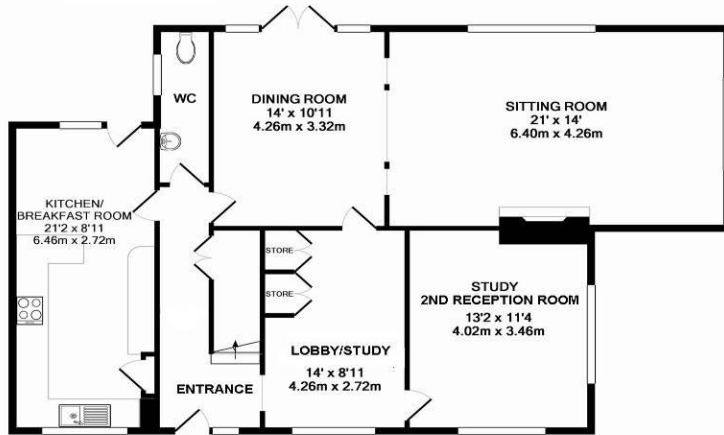
**SERVICES:** Electricity, mains water and drainage, oil fired central heating (gas available in road)

**VIEWINGS:** Via Wood & Pilcher on 01892 665666

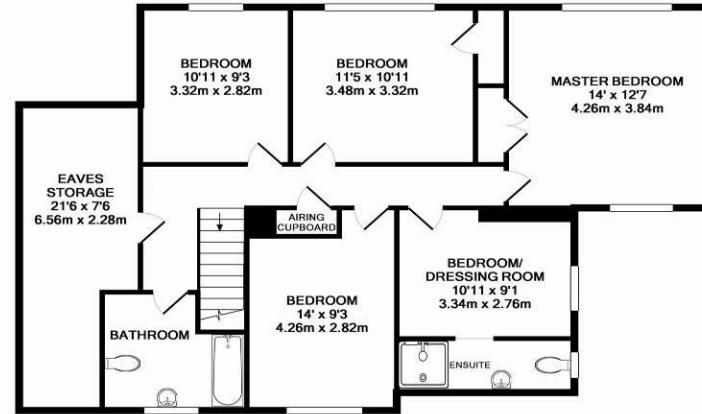
**DIRECTIONS:** From our offices proceed in a southerly direction on the main A26 taking the 3rd turning on the right into Beacon Road West where the property will be found at the end of the 4th drive on the left hand side

**Energy Efficiency Rating: D**





GROUND FLOOR  
APPROX. FLOOR  
AREA 1044 SQ.FT.  
(97.0 SQ.M.)



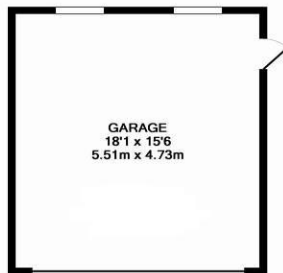
1ST FLOOR  
APPROX. FLOOR  
AREA 1001 SQ.FT.  
(93.0 SQ.M.)



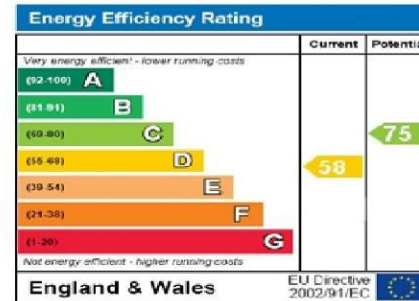
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TOTAL APPROX. FLOOR AREA 2325 SQ.FT. (216.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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(NOT SHOWN IN ACTUAL LOCATION)  
APPROX. AREA 281 SQ.FT. (26.1 SQ.M.)



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