



3 East Beeches Road  
Crowborough, TN6 2AT  
Price Range £375,000





PRICE RANGE: £375,000 - £400,000

A Once-in-a-Lifetime Opportunity on a Cherished, Tree-Lined Road

Welcome to East Beeches Road - where properties are rarely available and homes are passed down through generations. This particular semi-detached gem has never been offered on the open market before, having been lovingly held within the same family for many years. It now opens its doors to new owners ready to create their own legacy and bring fresh vision to a home steeped in warmth and memory.

From the moment you step inside, there's a palpable sense of nostalgia. With its authentic features and untouched charm, this is a true time capsule, offering a rare opportunity to fully modernise while preserving the character of an era gone by.

The layout is both traditional and generous. Two separate reception rooms with the charming bay-fronted living room provide flexible living and entertaining spaces, while a separate kitchen leads through to a surprisingly spacious conservatory that overlooks the delightfully private rear garden.

The garden is a sanctuary in itself, peaceful and secluded, with the original brick-built outside W/C and storage cupboard still standing as a quirky nod to the home's past.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom—offering ample room for growing families or those looking to reconfigure and extend (subject to the usual planning consents). Whether you dream of open-plan living, adding a loft conversion, or simply modernising room by room, the potential here is undeniable.

The Lifestyle – Why Crowborough?

Perfectly placed on the edge of the Ashdown Forest, Crowborough offers a unique blend of countryside calm and commuter convenience. With 6,500 acres of open heathland just moments away, the great outdoors becomes part of daily life—ideal for dog walkers, runners, cyclists, and families alike.

The town itself offers a fantastic selection of supermarkets, independent shops, cafés, and restaurants. For those looking to stay active, the leisure centre boasts a swimming pool, squash courts, and gym facilities.

Commuting to London? No problem - Crowborough's mainline station offers regular services to London Bridge in around an hour. Royal Tunbridge Wells is just 7 miles away for boutique shopping, fine dining, and additional rail links to Charing Cross and Canon Street.

With a great choice of both state and independent schools, multiple golf courses, and the South Coast and Gatwick Airport within easy reach, this location really does tick all the boxes.

In Summary

- Rarely available semi-detached home on a highly desirable road
- First time ever on the open market
- Full of original features – a true blank canvas
- Bay-fronted living room, separate dining room, kitchen & large conservatory
- Three generous bedrooms & family bathroom
- Private rear garden with original brick-built W/C and storage
- Scope to extend (STPP) and modernise throughout
- Ideal location close to schools, transport links, and stunning countryside

This is more than just a house - it's a once-in-a-generation opportunity to create a forever home in one of Crowborough's most cherished locations.

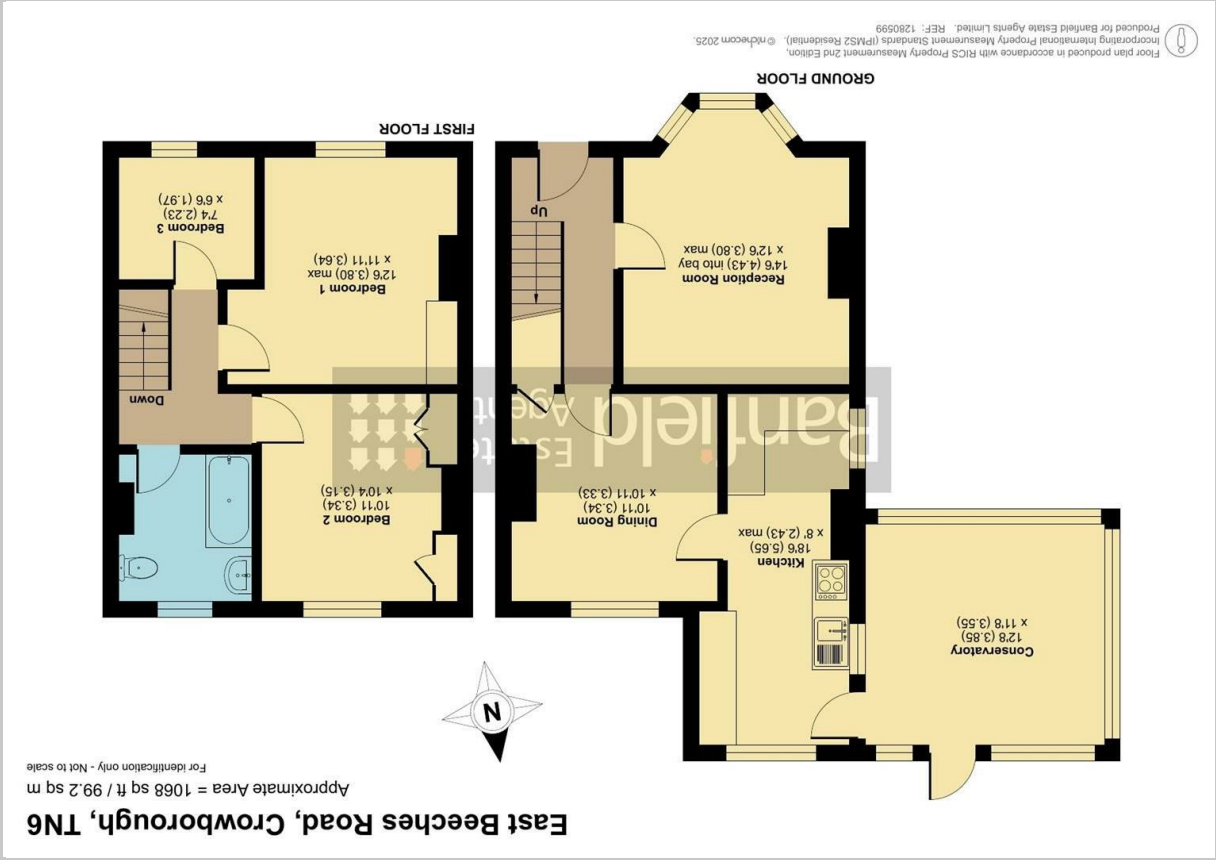






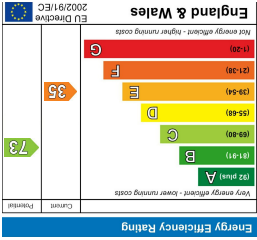


Floor Plan

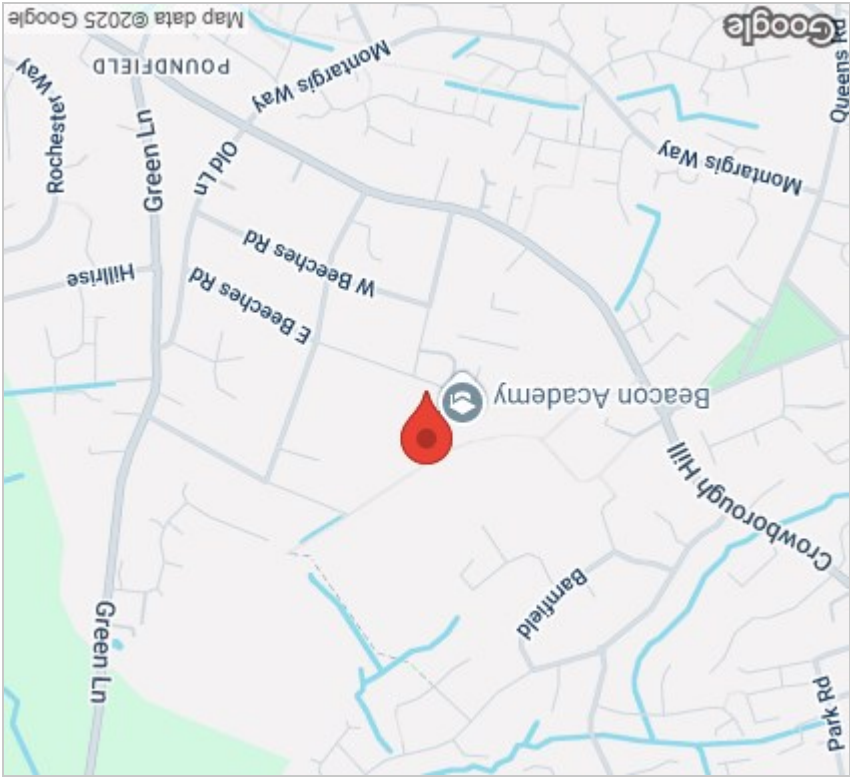


Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



Area Map

01892 653333

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