

EAST BEECHES ROAD
CROWBOROUGH - £550,000



23 East Beeches Road

Crowborough, TN6 2AU

**Porch - Entrance Hall - Sitting/Dining Room - Kitchen
Utility Room - WC - Integral Garage - Four Bedrooms
Family Bathroom - Separate WC - Study Area - Front
Garden With Off Road Parking - Generous Rear Garden**

This property offers an excellent opportunity for someone looking to create a personalised detached family home. Being chain-free and situated in a desirable location near local amenities and schools. The fact that it needs complete renovation throughout means the new owner will have the freedom to design and modernise the space to their exact taste. The home's layout is spacious, beginning with a good-sized entrance porch leading into a large, welcoming hallway. The sitting room feels bright and airy, complete with a fireplace. This leads onto the dining area, and from there, doors open into the kitchen, which is located at the rear of the house. There's also a utility room, separate WC, and an integral garage, all of which add practicality to the property. Upstairs, a split staircase rises to four bedrooms, providing ample living space for a family. There's also an open study area that could be perfect for those working from home or as a quiet study space. The family bathroom and separate cloakroom add convenience. Outside, the front of the property features a spacious driveway, allowing for off-road parking, while the rear garden is generous, offering plenty of space for outdoor activities or potential landscaping projects. Additionally, the home has the potential for a rear extension, subject to planning permissions, making it ideal for anyone looking to expand the living space further. Overall, this house has lots of potential and could become a stunning family home with the right renovation.

Double glazed door opens into:

PORCH:

Tiled flooring, wall mounted Creda electric heater, obscured windows to side and front and door into:

ENTRANCE HALL:

Fitted carpet, radiator and under stairs cupboard.

SITTING/DINING ROOM:

Sitting Area: Fireplace with brick cheeks, wooden mantle and black hearth, part panelled walling, wall lighting and window to front with secondary glazing.

Dining Area: Plenty of room for large dining furniture, part panelled walling, radiator and window to rear with secondary glazing overlooking the garden.



KITCHEN:

Range of high and low level units with wood effect roll top work surfaces incorporating a one and half bowl sink. Fan assisted oven with induction 4-ring hob and extractor fan above, low level fridge and recently installed dishwasher. Large under stairs cupboard with shelving and light, wooden flooring, part tiled walling, radiator and window to rear with secondary glazing.

INNER HALL:

Door with access to rear garden and doors to:

UTILITY ROOM:

Range of high and low level units with roll top work surface, oval sink, recently installed tumble dryer, washing machine, tall freezer and window overlooking the rear garden.

WC:

Low level wc, electric wall mounted heater and obscured window to side.

INTEGRAL GARAGE:

Up/over garage door, concrete flooring, high level unit, wall mounted electric consumer unit, electric/gas meters, electric strip lighting and obscured window to side.

FIRST FLOOR LANDING:

Large hatch with pull down ladder to part boarded loft with light, airing cupboard housing hot water tank with slatted shelving and fitted carpet.

OPEN STUDY AREA:

Fitted carpet, radiator and dual aspect with obscured window to side and window overlooking the rear garden.

MAIN BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Double fitted wardrobe, fitted carpet, radiator and window to front.

BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Triple fitted glass fronted wardrobe, fitted carpet, radiator and window overlooking the rear garden.

FAMILY BATHROOM:

Panelled bath with mixer tap and shower over, sink set into vanity unit with shaver point and mirror above, tile effect laminate flooring and obscured window to rear.

SEPARATE WC: Low level wc, tile effect laminate flooring and obscured window to rear.



OUTSIDE FRONT:

Concrete driveway with off road parking for numerous vehicles and access to integral garage. The remaining area of garden is principally laid to lawn with some mature shrubs, bushes and flower bed borders. Side access to rear garden.

OUTSIDE REAR:

The garden is of a good size with a large concrete patio adjacent to the property ideal for a rear extension subject to the usual consents. The remainder of the garden is laid to lawn with a selection of trees including a large apple tree, a small pond and further patio to side.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

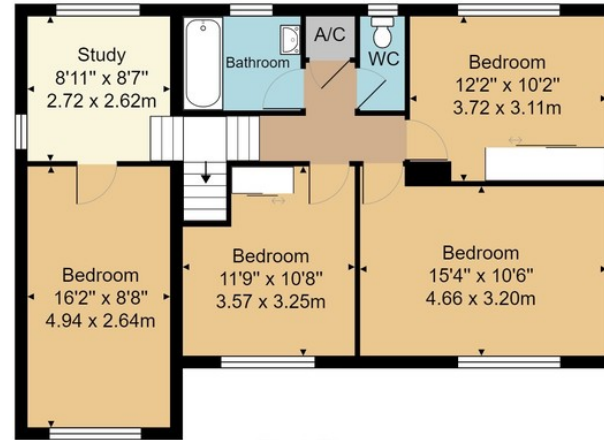


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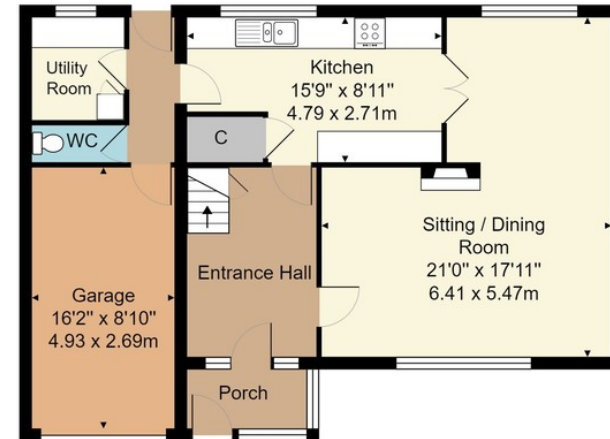
Email: crowborough@woodandpilcher.co.uk

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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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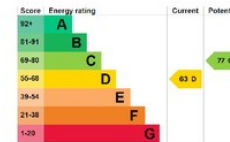


First Floor



Ground Floor

Approx. Gross Internal Area 1623 ft² ... 150.8 m²
(Includes Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.