



FARFIELD, BEACON ROAD
CROWBOROUGH - £750,000



Farfield

Beacon Road,
Crowborough, East Sussex, TN6 1UL

**Porch - Entrance Hall - WC - Sitting Room - Study - Main
Kitchen - Dining Room - Kitchenette/Utility Room - WC
Integral Double Garage - Three Bedrooms - En Suite
Shower Room - Family Bathroom - Front Garden Providing
Off Road Parking - Generous Southerly Facing Rear Garden**

This property offers a fantastic opportunity for those seeking a spacious and versatile home. Set on a 0.41-acre plot, the bungalow provides generous outdoor space while also benefiting from easy access to Crowborough town centre, making it convenient for local amenities and services. Inside, the accommodation is well-sized, featuring three bedrooms, one of which has en-suite facilities. The layout includes multiple reception rooms, offering flexibility for various uses, such as home offices or entertainment areas. A key feature is the potential for future adaptation, with a separate additional kitchenette/utility room and boiler already in place. This setup opens the possibility of converting part of the property into an annexe, which could be ideal for multi-generational living subject to obtaining the necessary consents. The property also includes a double garage and ample off-road parking, providing added convenience for families or those with several vehicles. With no onward chain this home is even more appealing. Its adaptable layout, spacious design, and potential for multi-generational living make it well-suited for modern family needs.

Door opens into:

PORCH: Quarry tiled flooring and obscured door providing access into:

ENTRANCE HALL: Hatch with ladder to boarded loft, fitted carpet, cupboard housing consumer unit, gas meter and smart electricity meter, cupboard housing Vaillant combination boiler supplying the main house with heating and hot water.

WC: Low level wc, wash hand basin, radiator, fitted carpet and window to front.

FAMILY BATHROOM: Panelled bath with taps and separate handheld shower attachment, low level wc, pedestal wash hand basin, chrome heated towel rail, part tiled walling and obscured window to front.

BEDROOM: Wardrobe cupboard with storage above and dressing area, fitted carpet, radiator and dual aspect with windows to front and side.



BEDROOM: Wardrobe cupboard with storage above, radiator, fitted carpet and large window to front.

MAIN BEDROOM: Selection of built-in wardrobe cupboards with dressing area, fitted carpet, radiator, window to rear overlooking garden and door into:

EN SUITE SHOWER ROOM: Large tiled shower cubicle with Triton electric wall mounted shower, dual flush low level wc, vanity wash hand basin, chrome heated towel rail, tiled flooring and obscured window to side.

SITTING ROOM: Feature fireplace with brick hearth, surround and quarry tiled mantle, two radiators, fitted carpet, box bay window to rear with French doors opening to rear garden.

STUDY: Radiator, fitted carpet and window overlooking rear garden.

KITCHEN: Range of wall and base units with worktops over incorporating a stainless steel sink. Appliances include a 4-ring gas hob with extractor fan above, eye level twin cooker with grill and oven under and an integrated fridge and freezer. Vinyl flooring and window to front.

DINING ROOM: Tiled flooring with underfloor heating and door opening to rear patio.

KITCHENETTE/UTILITY ROOM: Range of wall and base units with worktops over incorporating a one and half bowl composite sink. Electric cooker with ceramic hob and extractor fan over and space for both a washing machine and tumble dryer, chrome heated towel rail, tiled flooring with underfloor heating, large cupboard with inset radiator and shelving, window to side and door to front.

WC: Low level dual flush wc, vanity wash hand basin with storage under and shaver point above, cupboard with shelving, chrome heated towel rail, tiled flooring with underfloor heating and obscured window to front.

INTEGRAL DOUBLE GARAGE: Accessed via twin up/over doors to front and housing a wall mounted Potterton boiler providing the underfloor heating for possible annexe, wall mounted consumer unit for annexe potential, electric strip lighting, power points, mezzanine timber floor providing storage and window to side.

OUTSIDE FRONT: Approached via a timber five bar gate leading to a large driveway with ample off road parking. The remainder of the garden is principally laid to lawn enclosed by hedge borders to front and side.

OUTSIDE REAR: A large southerly facing level garden with a patio area adjacent to the property. In addition is a large area laid to lawn with a selection of mature planting and hedges along with a greenhouse, timber shed and ornamental pond.

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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

TENURE: Freehold

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 Central Heating

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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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 1592 sq. ft / 147.9 sq. m
Approx. Gross Internal Area (Incl. Garage) 1895 sq. ft / 176.0 sq. m

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.