



BEACONGATE, BEACON ROAD
CROWBOROUGH - £640,000



Beacongate

Beacon Road,
Crowborough, TN6 1AZ

**Entrance Hall - Sitting Room - Kitchen/Dining Room - First
Floor Main Bedroom & En Suite Shower Room - Two
Further Ground Floor Bedrooms - Family Bathroom
Driveway - Planning Permission For A Detached Single
Garage - Landscaped Rear Garden and Patio**

This renovated and exceptionally spacious detached chalet bungalow is ideally situated just a short walk from the town centre, offering both convenience and comfort. Newly converted to a high standard, the property has been fully upgraded with modern features, including brand-new plumbing, electrical wiring, boiler, kitchen, and bathrooms. The bungalow boasts a welcoming and functional layout, perfect for a variety of lifestyles. To the front, there is ample off-road parking, providing ease of access. At the rear, you'll find a landscaped garden, newly fenced for privacy, along with a large Indian sandstone patio, perfect for outdoor entertaining or relaxing. With no onward chain, this property is ready for immediate occupation and is certain to appeal to a wide range of potential buyers looking for a move-in ready home in a prime location.

COVERED ENTRANCE PORCH:

Exterior lighting, obscured window and composite door opens into:

ENTRANCE HALL:

Large utility cupboard housing shelving and space for a washing machine and tumble dryer, further storage cupboard housing consumer unit and a radiator with thermostat.

BEDROOM:

Radiator with thermostat and window to front.

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FAMILY BATHROOM:

Wood panelled bath with side taps and tiled surrounds, tiled cubicle with integrated shower, rainfall showerhead and separate shower attachment, dual flush low level



wc and a vanity wash hand basin with storage under. Mirrored wall, sensor lighting, chrome heated towel rail, extractor fan and obscured window to side.

KITCHEN/DINING ROOM:

Kitchen Area:

Range of high quality wall and base units with quartz worktops/upstands over incorporating a composite Franke sink. AEG appliances include an eye level double oven, 4-ring induction hob with extractor and a dishwasher. Additional storage to include draw storage bins and sliding vegetable drawers. Wall mounted Vaillant boiler and window to side.

Dining Area:

Space for dining furniture, radiator with thermostat and a large window overlooking the rear garden.

SITTING ROOM:

A spacious room featuring a fireplace with limestone mantle, surround and hearth, two radiators with thermostats, inset smoke detectors and sliding large patio doors opening to rear patio.

FIRST FLOOR MAIN BEDROOM:

An impressive large bedroom with eaves storage cupboards, loft access and a smoke detector. Two roof windows with expansive views and door into:

EN SUITE SHOWER ROOM:

Tiled walk-in double enclosure with integrated rainfall showerhead and separate shower attachment, panelled bath with tiled surround, taps and shower attachment, dual flush low level wc and a vanity wash hand basin with storage under. Mirrored wall, sensor lighting, chrome heated towel rail, extractor fan and a roof window.

OUTSIDE FRONT:

Shared entrance driveway leading to a large tarmac drive and fence borders to front an side.

OUTSIDE REAR:

A good size flat lawned rear garden featuring a large Indian sandstone patio ideal for outside seating. New fence borders to rear and side with personal gate to side return.

AGENTS NOTE:

Floor coverings can be discussed with the developer.

The developer will complete the driveway for Beacongata to a tar and chip finish.

The developer will also complete the shared access drive with a tar and chip finish.

The property has planning permission for a single detached garage to the front.

F/234/1928



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.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher on 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 Heating

Rights and Easements - Road to side - Shared access to driveway onto private drive.

Planning Permission - Planning for a single storey detached bungalow to the rear has been granted.

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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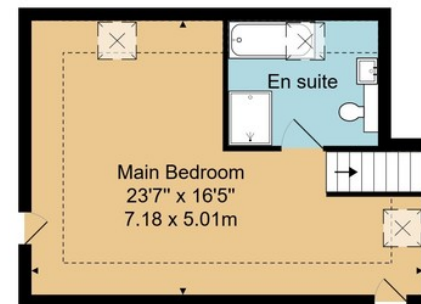
Email: crowborough@woodandpilcher.co.uk

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

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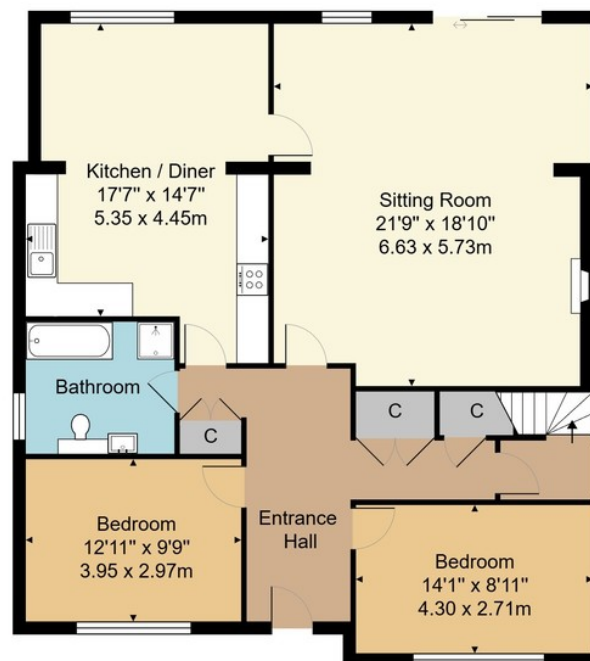


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Access to Eaves

First Floor



Ground Floor

Approx. Gross Internal Area 1610 ft² ... 149.5 m²

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.