

REAR VIEW

TWYFORDS, BEACON ROAD
CROWBOROUGH - £795,000



7 Twyfords

Beacon Road,
Crowborough, TN6 1YE

**Entrance Hall - Downstairs WC - Sitting Room - Dining
Room - Study - Kitchen/Breakfast Room - Utility Room
Five Bedrooms - En Suite Bathroom - Family Bathroom
Double Garage - Off Road Parking - Front & Rear Gardens**

Twyfords is a small private cul-de-sac, constructed in 1989 by Berkeley Homes, and is located on the desirable southern side of Crowborough, close to the popular and famous Beacon Golf Course, yet within good proximity to Crowborough town centre. This generously proportioned five-bedroom, two-bathroom detached family house benefits from a south-facing landscaped rear garden, driveway off road parking and a double garage. The current owners have remodelled the kitchen/breakfast room and updated various areas of the property to a high standard.

COVERED TIMBER ENTRANCE PORCH:

Timber front door opens into:

ENTRANCE HALL:

Stairs to first floor with understairs recess, wood laminate flooring, radiator and two windows to front.

STUDY:

Built-in bookcase with storage beneath, radiator, wood laminate flooring and window to front.

DOWNSTAIRS WC:

Low level dual flush wc, vanity wash hand basin with mixer tap and storage under, mirrored wall, wall mounted alarm, radiator, lino flooring and window to front.

KITCHEN/BREAKFAST ROOM:

Newly fitted and featuring an extensive range of wall and base units with granite worktops and upstands over incorporating a stainless steel Butler style sink. There is appliance space for Rangemaster style cooker and a dishwasher, along with an integrated microwave and floor to ceiling fridge and freezer. Two radiators, wood laminate flooring and windows to front and rear and door to side return.



UTILITY AREA:

Wall and base units with granite worktops, tiled splashbacks and incorporating a ceramic basin with mixer tap. Appliance space for a washing machine and tumble dryer. Wood mounted Worcester Bosch gas boiler, radiator, laminate flooring and window to rear overlooking the garden.

DINING ROOM:

Fitted carpet, two radiators and windows to both sides and rear.

SITTING ROOM:

Feature fireplace incorporating a wood burning stove, slate hearth and wood mantle over, fitted carpet, two radiators, two windows to front and French doors to rear garden.

GALLERIED FIRST FLOOR LANDING:

Double cupboard housing hot water cylinder with shelving, fitted carpet and doors to:

MAIN BEDROOM:

Fitted carpet, two radiators, two windows to rear and door into:

EN SUITE BATHROOM:

Tiled enclosure with integrated Aqualisa thermostatic shower, panelled bath with tiled surrounds, shower attachment over and further handheld attachment, dual flush low level wc, vanity wash hand basin with storage under, mirrored wall, part tiled walling and obscured window to rear.

BEDROOM:

Extensive range of fitted wardrobes, fitted carpet, radiator and window to rear.

BEDROOM:

Built-in cupboard, fitted carpet, radiator and window to front.

BEDROOM:

Laminate flooring, radiator and window to front.

BEDROOM:

Laminate flooring, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with tiled surrounds and integrated Aqualisa shower over with further handheld attachment, dual flush low level wc, pedestal wash basin, radiator, vinyl flooring and obscured window to front.

OUTSIDE FRONT:

Walled front garden providing privacy with various hedges and planting along with a brick block path to front door with shingled areas and side access.

OUTSIDE REAR:

A southerly facing rear garden featuring various brick block patio areas adjacent to the property and to the rear of the garden. The remainder of the garden is principally



laid to lawn with raised flower beds and established areas of planting. In addition is a double garage accessed via an up/over door along with a driveway providing off road parking and a log store.

SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE: Freehold

COUNCIL TAX BAND: G

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

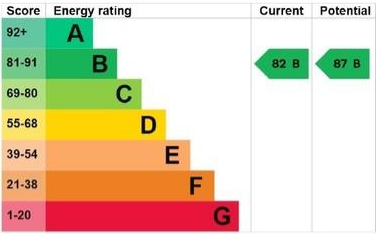
- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas
- Annual charge of £250.00 per annum for private road (subject to change)

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 obtained. 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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Approximate Area = 2039 sq ft / 189.4 sq m
Garage = 301 sq ft / 27.9 sq m
Total = 2340 sq ft / 217.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2025. Produced for Wood & Pilcher. REF: 1271877