

REAR VIEW



ENDWAYS, BEACON ROAD WEST  
CROWBOROUGH - £925,000





# Endways

Beacon Road West,  
Crowborough, East Sussex, TN6 1QL

**Entrance Hall - Cloakroom - Kitchen/Breakfast Room**  
**Large Lobby - Study/Reception Room - Dining Room**  
**Sitting Room - Five Bedrooms - En Suite Shower Room**  
**Family Bathroom - Double Garage - Off Road Parking**  
**Landscaped South Facing Rear Garden**

Located in the highly sought-after "Warren Area" of Crowborough, this impressive detached family home occupies a private and secluded position, set well back from the road. Beautifully presented throughout in good decorative order, the property offers spacious and versatile accommodation. Set within approximately half an acre with mature and beautifully landscaped gardens, the home boasts five well-proportioned bedrooms, including a bedroom with en suite facilities. The ground floor features a superb range of reception rooms designed for both entertaining and everyday life, comprising a welcoming entrance hall, cloakroom and a kitchen/breakfast room. There is a large lobby with many uses, a bright and airy dual-aspect sitting room, a formal dining room with direct access to the rear garden and a dedicated study. Externally, the property offers extensive off-road parking and a detached double garage, providing ample space for multiple vehicles. A standout feature of this home is the expansive rear garden, which enjoys a sunny southerly aspect and is thoughtfully planted with a variety of mature shrubs and trees and offering a high degree of privacy.

**COVERED FRONT ENTRANCE:** Outside light and hardwood front door opening into:

**ENTRANCE HALL:** Understairs cupboard housing floor mounted oil fired boiler, fitted carpet, stairs to first floor and small window to front.

**CLOAKROOM:** Low level wc, wash hand basin, radiator and obscured window to side.

**KITCHEN/BREAKFAST ROOM:** Range of matching wall and base units with worktops over and incorporating an inset sink and drainer. Integrated appliances include a double oven, 4-ring electric hob with extractor fan over, fridge/freezer and space for a washing machine. Space for table and chairs, fitted cupboards housing fusebox and meters, two radiators, tiled flooring, dual aspect with windows to front and rear and door to rear garden.





**LARGE LOBBY:** Two full height cupboards, radiator, fitted carpet and window to front.

**STUDY/RECEPTION ROOM:** Radiator, fitted carpet and windows to front and side.

**DINING ROOM:** Space for dining furniture, radiator, fitted carpet and French doors to rear garden.

**SITTING ROOM:** Brick built open fireplace with tiled mantel and hearth, two radiators, fitted carpet and windows to side and rear.

**FIRST FLOOR LANDING:** Fitted carpet, door to large eaves storage cupboard with light and further cupboard housing hot water cylinder with slatted shelving.

**MAIN BEDROOM:** Fitted wardrobes, radiator, fitted carpet and windows to front and rear.

**BEDROOM:** Radiator, fitted carpet and window to front.

**BEDROOM/DRESSING ROOM:** Radiator, fitted carpet, window to side and archway into:

**EN SUITE SHOWER ROOM:** Cubicle with Aqualisa shower, low level wc, pedestal wash hand basin, radiator, fully tiled walling, extractor fan and obscured window to side.

**BEDROOM:** Access to attic via loft hatch, radiator, fitted carpet and window to rear.

**BEDROOM:** Fitted wardrobes, radiator, fitted carpet and window to rear.

**FAMILY BATHROOM:** Bath with shower attachment over and glass screen, low level wc, pedestal wash hand basin, part tiled walling, radiator, fitted carpet and obscured window to front.

**OUTSIDE FRONT:** Accessed via a five bar timber gate to a shingled drive with parking for several vehicles and access to a double detached garage with up/over door with power and outside water tap. In addition is a variety of various shrubs and planting and all enclosed by hedge boundaries

**OUTSIDE REAR:** Enjoying a south facing garden is of a good size approaching 0.5 of an acre with a large terrace, flower borders, shrubs, greenhouse and large area mainly laid to lawn and footpath to the rear of the garden to a shed and compost area. The garden extends to the side of the property where you will find a summerhouse, raised vegetable plots and a fruit cage. Enclosed by mainly hedge boundaries.





**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.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

**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](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating – Oil

Rights & Easements - Right of way in place to access private drive.

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.

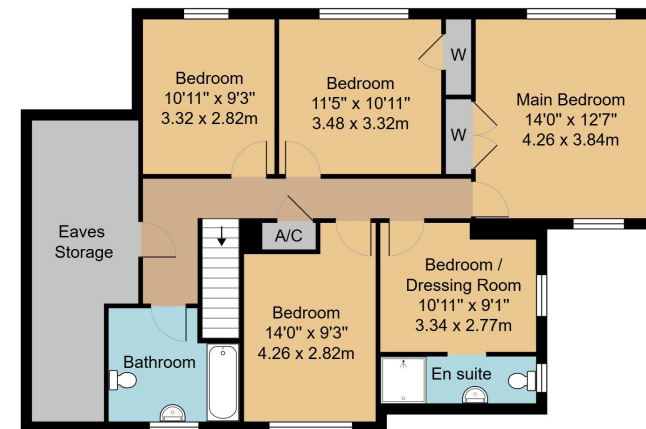


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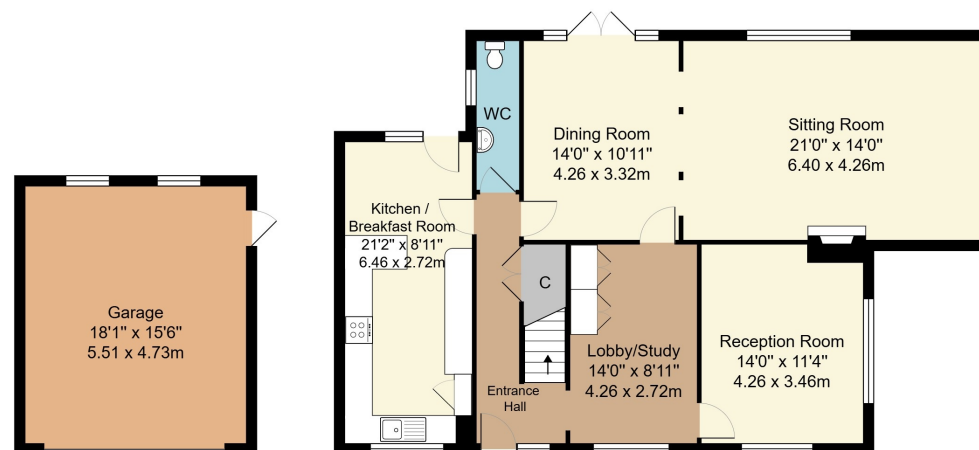
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[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



**First Floor**



**Ground Floor**

House Approx. Gross Internal Area 2045 sq. ft / 200 sq. m  
Garage Approx. Internal Area 281 sq. ft / 26.1 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.