

FERNLEA, BEACON ROAD
CROWBOROUGH - £650,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

Fernlea

Beacon Road,
Crowborough, TN6 1UL

**Entrance Hall - Downstairs WC - Study - Sitting Room
Utility Room - Kitchen/Dining Room - Cinema Room - Four
Bedrooms - En Suite Shower Room - Family Bathroom
Off Road Parking - Landscaped Garden**

Tucked away down a private lane, yet just moments from the heart of town, this charming and characterful Grade II listed attached house has been meticulously renovated and restored to an exceptional standard, offering flexible accommodation arranged over three floors. With no onward chain, it's ready for you to move straight in and enjoy. The ground floor features a welcoming entrance hall, a convenient downstairs WC, a versatile study or dining room, a spacious sitting room, a practical utility room, and a bright, open-plan kitchen/dining room with direct access to the patio and landscaped garden. The lower ground floor includes a bedroom and a dedicated cinema room, perfect for entertaining or relaxing. Upstairs, the first floor offers three bedrooms, including a main bedroom with en suite shower room, and a stylish modern family bathroom. Externally, the property benefits from off-road parking and a beautifully maintained garden with a patio area ideal for outdoor dining. Peacefully positioned, yet with excellent access to all the conveniences of town living, this unique property truly offers the best of both worlds.

ENTRANCE PORCH: Flagstone paving and leaded glass panelled timber front door opens into:

ENTRANCE HALL: Coir entrance matting, radiator and a smoke detector.

DOWNSTAIRS WC: Decorative wall paper and half panelled walling, low level wc, pedestal wash hand basin, tiled flooring, radiator and obscured window to front.

STUDY: Part panelled walling, storage cupboard, radiator, new flooring and two windows to either side.

INNER HALLWAY: New flooring and stairs leading to lower and first floors.

SITTING ROOM: Arched alcove, picture rails, newly fitted carpet, radiator and large window to front.



UTILITY ROOM: Range of wall and base units with worktops over incorporating a stainless steel sink with swan mixer tap, washing/dryer, cupboard housing newly fitted gas boiler and window to rear.

KITCHEN/DINER:

Kitchen: Range of wall and base units with Quartz worktops incorporating a one and half bowl stainless steel sink with swan mixer tap. Integrated appliances include a 4-ring gas hob with electric oven under and extractor fan over, fridge, freezer, dishwasher and a wine fridge. In addition is a breakfast bar for informal dining with attractive oak beam with pendant lighting over, new flooring, skylight and large window overlooking the garden.

Dining: Space for dining furniture or sofa seating, new flooring, radiator, skylight, window to side and two further windows and a door opening to the patio and garden.

CINEMA ROOM: Newly fitted carpet and two radiators.

BEDROOM: Newly fitted carpet, radiator and window to rear.

BEDROOM: Newly fitted carpet, radiator, large window to side and door into:

EN SUITE SHOWER ROOM: Tiled walk-in double enclosure with rainfall showerhead and separate shower attachment, low level wc, vanity wash hand basin with storage under, mirrored wall, shaver point, chrome heated towel rail and attractive tiled walling.

BEDROOM: Feature fireplace with iron basket, wood mantle, tiled surround and tiled hearth, newly fitted carpet, radiator and window front.

BEDROOM: Picture rails, newly fitted carpet, radiator and window to side.

FAMILY BATHROOM: Tiled walk-in enclosure with rainfall showerhead and separate shower attachment, bath with side taps and tiled surrounds, wc, wash hand basin set within a marble surround and storage under, shaver point, chrome heated towel rail, extractor fan, tiled flooring and two obscured windows to side.

OUTSIDE: To the front of the property is a shingled area providing off road parking, iron balustrade with steps down to the entrance, area of attractive planting and a lockable side gate provides access to the area of garden to the side. Further area of parking is located opposite the property and cars can be parked in tandem.

GARDEN & PATIO: Immediately adjacent to the property are two areas of flagstone patio for outside seating and an expanse of lawn. In addition are Sussex stone raised beds, sleeper retaining raised beds and an attractive Acer.

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: E

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666.

ADDITIONAL INFORMATION:

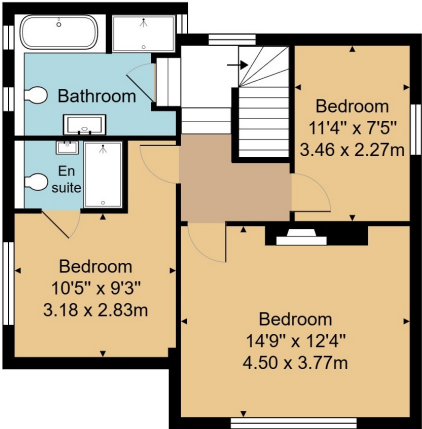
- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas
- Rights and Easements - Grade II Listed
- Planning Permission - Construction work is currently underway on a nearby property.

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.

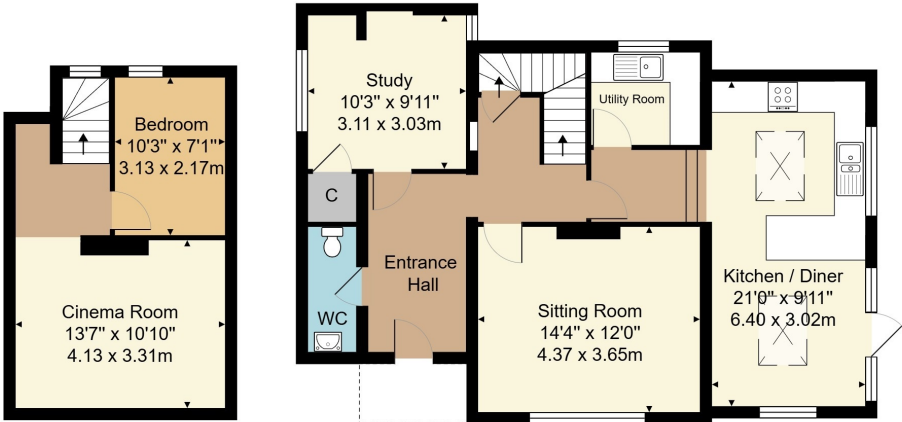


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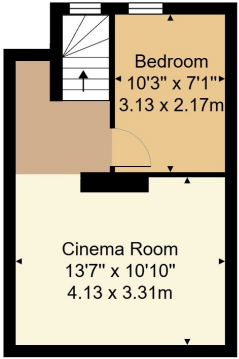
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First Floor



Ground Floor



Basement

Approx. Gross Internal Area 1671 ft² ... 155.2 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.