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PILCHER**

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- Brand New Detached Bungalow
- 2 Double Bedrooms
- Open Plan Living
- Landscaped Rear Garden
- Off Road Parking
- Predicted Energy Efficiency Rating: A

**East Beeches Road, Crowborough**

**£410,000**

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



## 2b East Beeches Road, Crowborough, TN6 2AX

A brand-new, detached bungalow built to a high standard by a reputable local developer, complete with a ten-year building warranty. This beautifully appointed home offers modern, energy-efficient living with underfloor heating and solar panels. The spacious accommodation begins with a welcoming entrance hall featuring generous storage. At the heart of the home is a bright and airy open-plan kitchen, dining, and living area. The stylish shaker-style kitchen includes a range of integrated appliances, space for dining and sofa seating and French doors lead directly out to the landscaped rear garden. Additional features include a convenient utility room with WC. There are two well-proportioned double bedrooms, both served by a sleek, contemporary family bathroom. Externally, the property benefits from off-road parking at the front and a sunny, landscaped garden to the rear. Thoughtfully designed and finished to a high specification throughout, this superb bungalow combines comfort, style, and sustainability in a popular location.

Composite door opens into:

### ENTRANCE HALL:

Good sized cloaks cupboard, further cupboard housing solar panel controls and electric consumer unit. Recently laid Amtico flooring with underfloor heating and smoke alarm.

### OPEN PLAN KITCHEN/DINING/SITTING ROOM:

Kitchen Area:

Shaker style range of high and low level units with under unit lighting, quartz worksurfaces incorporating a sink with swan mixer tap. Integrated appliances include a fan assisted oven, 4-ring electric hob with extractor fan over, a dishwasher and fridge/freezer. Amtico flooring with underfloor heating

Dining & Sitting Room Areas:

Space for dining furniture and sofa seating, smoke alarm, Amtico flooring with underfloor heating, two windows to side and French doors open out to the rear garden.

### UTILITY ROOM/CLOAKROOM:

Amtico flooring with underfloor heating, underfloor heating manifolds, space for a washing machine and dishwasher, Viessman boiler, low level wc, rectangular sink with mixer tap set into a vanity unit with drawer storage below, smoke alarm and obscured window to front.

### BEDROOM:

Recently fitted carpet with underfloor heating and window to rear garden.

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Recently fitted carpet with underfloor heating, large hatch with ladder to loft and window to front.



**FAMILY BATHROOM:**

Fully tiled corner cubicle with Mira rainfall shower and additional handheld shower attachment, panelled bath with mixer tap, low level wc, rectangular sink with mixer tap set into a vanity unit with drawer storage below and sensor mirror above. Electric chrome heated towel rail, Amtico flooring, extractor fan and fully tiled walling.

**OUTSIDE:**

Driveway leads to an area with off road parking for numerous vehicles, granite chip driveway, flower bed borders and ramp leading to the front door. Outside lighting and wiring for EV pod point. Both sides of the property are wooden gates with access to the rear garden featuring an outside tap, flower bed borders and three steps lead up to the remainder of the garden being laid to lawn along with a wooden shed. Outside lighting, external electric point, paved granite composite pathway.

**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:** New build - to be confirmed.

**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, Gas, Electricity & Drainage  
Heating - Gas Underfloor Heating  
Rights and Easements - Two houses have right of way over this property's driveway







Approx. Gross Internal Area 793 ft<sup>2</sup> ... 73.6 m<sup>2</sup>

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.

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Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

