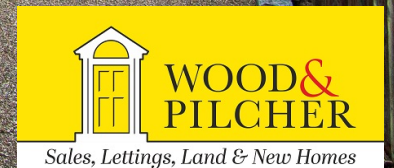




BEECHES ROAD
CROWBOROUGH - £645,000



24 Beeches Road

Crowborough, TN6 2AJ

**Entrance Hall - Sitting Room - Dining Room – Kitchen - WC
Four Bedrooms - Shower Room - Large Family Bathroom
Study - Off Road Parking - Generous Rear Garden & Patio**

Renovated by the current owners and offered to the market chain free is this exceptionally well-presented halls-adjointing Edwardian semi-detached family home, arranged over three floors and enjoys far-reaching views from the upper levels to rear. The property retains an abundance of original period features, including fireplaces, ornate cornicing and picture rails, seamlessly blended with modern finishes. The ground floor accommodation comprises a welcoming entrance hall with WC, a charming sitting room with concertina doors opening into a bright dual-aspect dining room, and a contemporary kitchen to the rear with direct access onto the patio. On the first floor, there is a bay-fronted bedroom, two further well-proportioned bedrooms, and a stylish modern shower room. The second floor offers an impressive large bedroom featuring a Juliet balcony to the rear, a stunning and generously sized bathroom with a large picture window, and a separate study, ideal for home working. Externally, the property benefits from ample off-road parking to the front. To the rear is a patio area immediately adjacent to the house, perfect for outdoor dining, leading onto a large lawned garden with a summerhouse positioned at the far end. The photographs only begin to showcase what this outstanding home has to offer, and early viewing is highly recommended.

COVERED ENTRANCE PORCH:

Quarry tiled floor and glass panelled timber front door opening into:

ENTRANCE HALL:

Radiator, stairs to first floor and understairs cupboard housing consumer unit and electricity meter.

SITTING ROOM:

Feature fireplace incorporating an iron basket with wood mantel, surround and granite hearth. Two timber storage cupboards, column radiator, wood flooring and bay window to front with fitted shutters.

DINING ROOM:

Feature fireplace incorporating an iron basket with wood mantel, surround and granite hearth. Timber cupboard, column radiator, wood flooring and windows to side and rear.



KITCHEN:

Bespoke designed kitchen featuring a range of wall and base units with granite worktops and an inset Butler sink with built-in insinkerator for food waste. Appliances include a rangemaster style oven with six ring gas hob, extractor above and stainless steel backplate, dishwasher, freestanding fridge/freezer and a washing machine. Breakfast bar with seating areas, tiled flooring and dual aspect with windows to rear and side plus a door to side access.

WC:

WC and wash hand basin.

FIRST FLOOR LANDING:

Wood flooring, radiator and stairs to second floor.

BEDROOM:

Feature fireplace incorporating an iron basket with iron mantel and surround. Radiator, carpet as fitted, bay window to front with fitted shutters and additional window to front also with fitted shutters.

BEDROOM:

Feature fireplace incorporating an iron basket with iron mantel and surround. Radiator, carpet as fitted and window to rear with countryside views.

BEDROOM:

Fireplace incorporating an iron basket with iron mantel and surround. Storage cupboard, radiator, carpet as fitted and window to rear with attractive views.

SHOWER ROOM:

Tiled enclosure with rainfall showerhead and separate shower attachment, dual flush wc, vanity wash basin with storage beneath and a mirrored wall with sensor lighting. Heated towel rail, tiled flooring and obscured window to side.

SECOND FLOOR LANDING:

Wood flooring and two ceiling skylights.

BEDROOM:

Eaves storage, wood flooring, radiator, two ceiling skylights and double doors opening out to a Juliet balcony with lovely views.

BATHROOM:

Freestanding bath with side taps and extra shower attachment, tiled walk-in enclosure with rainfall showerhead and separate shower attachment, smart toilet and a vanity wash basin with storage beneath. Mirrored wall and shaver point, column radiator, tiled flooring with underfloor heating and a large window with extensive countryside views towards Rotherfield.

STUDY:

Radiator, wood flooring and window to side.



OUTSIDE FRONT:

Resin driveway providing off road parking for several vehicles enclosed by a hedge border to front and a timber fence to side. A timber gate leads to the rear garden.

OUTSIDE REAR:

Adjacent to the property is a patio area ideal for outside entertaining, an outside tap and access to an outbuilding currently housing the Potterton gas boiler. The remainder of the garden is principally laid to lawn with an extensive selection of planting. In addition, located to the rear of the garden is a summerhouse with power and light.

TENURE: Freehold

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

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 an excellent range of schooling, 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.

COUNCIL TAX BAND: C

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

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.

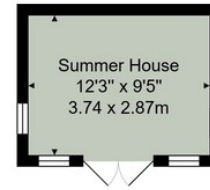


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 1738 sq. ft / 161.4 sq. m
Summer House Approx. Internal Area 116 sq. ft / 10.7 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.