

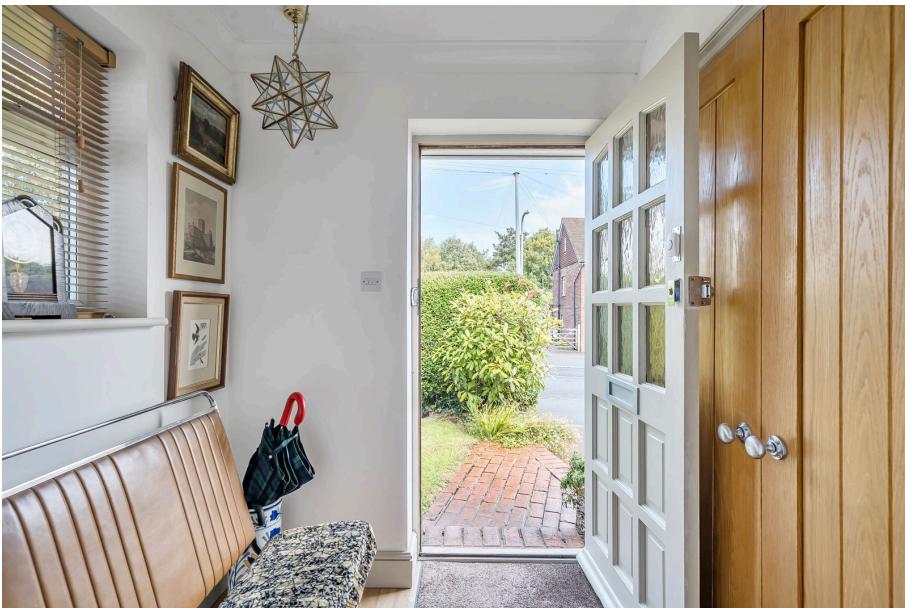


*Local to you - contactable when you need us*

# East Beeches Road, Crowborough

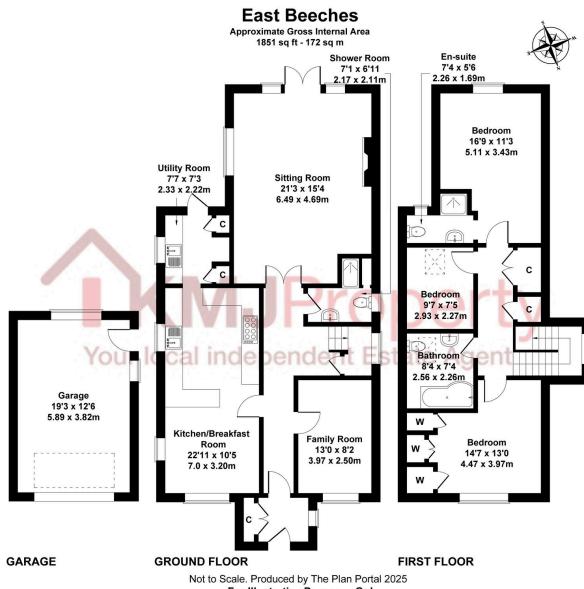
Offers In Region Of £650,000

 4  3  3

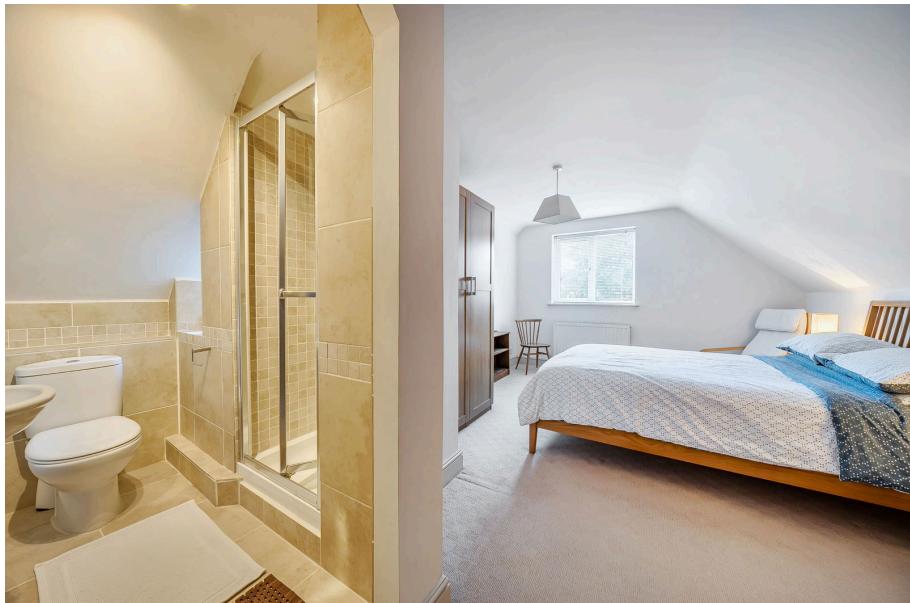


Brick steps lead you up to the front door. As you enter the property, you are met with a porch area, perfect for storing shoes and coats, keeping the home neat and decluttered. From here, a long and bright hallway leads to the main living areas. To your right as you walk in is the family room. This is a bright and versatile space, perfect as an extra downstairs bedroom for added convenience or as a work-from-home office. Back into the hallway, to your right is the open-plan kitchen/breakfast/living area. This beautifully bright and spacious room is the heart of the home, designed for both everyday living and entertaining. The kitchen is fitted with plenty of storage, with both base and wall-mounted units complemented by oak work surfaces that add warmth and charm. A built-in wine cooler, integrated dishwasher, and free-standing range cooker complete the specification, while a breakfast bar provides an informal spot for coffee or quick meals. Beyond the kitchen, the generous living space offers flexibility – it could easily be arranged as a relaxed seating area or transformed into a formal dining space depending on lifestyle needs. Large UPVC double-glazed windows flood the room with natural light, making it an inviting place to gather with family and friends. Just off the kitchen is a convenient utility room, providing the perfect space for laundry and household chores. This room also houses the recently replaced gas-fired boiler and provides direct access to the rear garden. At the end of the hallway is the main sitting room. This room is full of character, with beautiful hardwood flooring adding a touch of elegance. A striking exposed brick fireplace with a log burner creates a warm and inviting atmosphere, while French doors allow the room to be filled with light and open directly onto the south-facing rear garden. The ground floor is completed by a shower room and WC, adding extra convenience and making the layout highly adaptable, particularly if the family room is used as a fourth bedroom. Moving up to the first floor, you are met by a landing area leading to the main rooms. The principal bedroom sits at the back of the property. Spacious and bright, it features attractive arched ceilings and enjoys views over the garden. This room also benefits from an en suite shower room, adding a sense of luxury and practicality. The second bedroom, located at the front of the property, is another generous and light-filled double with built-in storage solutions. The third bedroom is a slightly smaller single, enhanced by a Velux-style skylight that floods the space with natural light. This room would be ideal as a child's bedroom, nursery, or a study, offering flexibility to suit individual needs. A modern family bathroom equipped with shower over bath and Velux style window serves this floor. The south-facing rear garden is a real highlight, designed to be both private and low maintenance.





- Modernised Throughout
- 3/4 Bedrooms
- Detached Garage and Outbuilding
- Beautiful Living Room with Log Burner
- EPC: D
- Detached Chalet-Style Home
- Main Bedroom with En Suite Shower Room
- Kitchen/ Breakfast Room and Utility Room
- Desirable Location
- Council Tax Band: E



### Energy Efficiency Rating

