



BEACON ROAD

CROWBOROUGH - Guide Price £700,000 - £750,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

September House, Beacon Road, Crowborough, TN6 1BB

Entrance Porch - Entrance Hall - Sitting Room -
Kitchen/Dining Room - Downstairs WC - Self Contained
Ground Floor One Bedroom Annexe Four Bedrooms
Jack & Jill Shower Room - Family Bathroom - Off Road
Parking - Double Garage - Front & Rear Gardens

This detached family house offers a bright and welcoming sitting room, a kitchen/diner located at the rear that's perfect for family meals and entertaining, and a convenient downstairs WC. On the ground floor, a self-contained one-bedroom annexe provides flexibility, ideal for multi-generational living or visiting guests. Upstairs, there are four well-sized bedrooms, with two sharing a Jack-and-Jill shower room, alongside an additional spacious family bathroom. Outside, the property boasts ample off-road parking, a double garage, and a pretty rear garden complete with a summerhouse, offering a peaceful retreat or potential home office.

COVERED ENTRANCE PORCH: Outside lighting and glass panelled timber front door opens into:

ENTRANCE HALL: Built-in bookcase with secret door opening to a self contained ground floor annexe, stairs to first floor, wood laminate flooring, radiator and floor to ceiling window to front.

SITTING ROOM: Recessed feature fireplace with flagstone hearth, wood bressumer and space for wood burning stove, parquet flooring, radiator and large window to front.

KITCHEN/DINING ROOM: Range of wall and base units with worktops over incorporating a one and half bowl ceramic sink. Rangemaster 5-ring gas hob with electric oven under, integrated dishwasher and space for fridge/freezer. Breakfast bar area, quarry tiled flooring, door to annexe and window to rear
Dining Area:

Additional base unit with worktops over, space for washing machine and tumbler dryer, wall mounted British Gas boiler, radiator, quarry tiled flooring, window to rear, access to lobby and wc and door to side return.

WC: Low level wc, wash hand basin set into vanity unit with tiled surrounds, tiled flooring and obscured window to rear.



GALLERIED FIRST FLOOR LANDING: Loft access via dropdown ladder, airing cupboard housing hot water tank, radiator and window to front.

MAIN BEDROOM: Large built-in wardrobe cupboard, newly fitted carpet, radiator, large window to front and door into:

JACK & JILL SHOWER ROOM: Tiled walk-in shower cubicle with integrated shower, low level wc, vanity wash hand basin with storage under, tiled flooring, part tiled walling, extractor fan and door to another additional bedroom.

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

BEDROOM: Radiator, newly fitted carpet and window to rear.

BEDROOM: Radiator, newly fitted carpet, window overlooking rear garden and door into aforementioned Jack & Jill shower room.

FAMILY BATHROOM: Corner bath with side taps, tiled cubicle with integrated shower, vanity wash hand basin with storage under, wc, bidet, ladder style heated towel rail and obscured windows to rear.

SELF CONTAINED ANNEXE

KITCHEN/DINER AREA: Range of wall and base units with worktops over and separate spaces for a washing machine, tumble dryer, fridge, freezer and cooker. Carpet as fitted, window to side, large patio doors opening to rear garden, obscured glazed doors to side return and centre paved patio.

LIVING AREA: Feature fireplace with wood bressumer surround, inset brick hearth and flagstone hearth, fitted carpet, radiator and two high level windows.

SHOWER ROOM: Shower cubicle with integrated shower, wc, pedestal wash hand basin, wc and tiled flooring.

BEDROOM: Radiator, fitted carpet, large window to front.



OUTSIDE FRONT & SIDE: Enclosed by brick built walling and iron balustrades with a five bar gate providing access through to a tarmacadam driveway with ample parking and an area of garden laid to lawn with various areas of planting and raised beds. Double timber gates provide access to a double garage accessed via electric up/over door with power and light and a hardstanding area for either further parking or storage. In addition is a raised planting area with sleeper retaining wall and bin store area.

OUTSIDE REAR: Patio area adjacent to the property ideal for outside seating and entertaining. The remainder of the garden is predominately laid to lawn with fence borders to all sides providing a good deal of privacy. Covered log store, timber summerhouse with concrete floor, power and light.

Annexe area of garden with picket fence and private iron gate.

TENURE: Freehold

COUNCIL TAX BAND: F

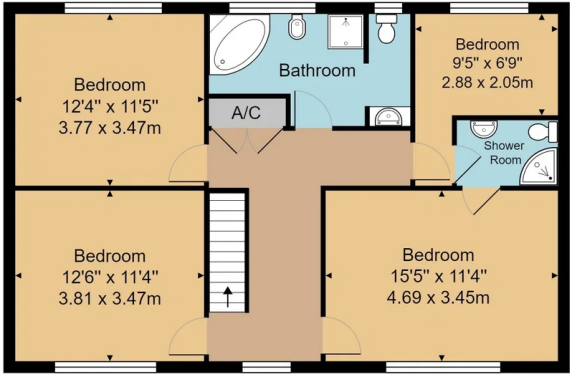
VIEWING: By appointment with Wood & Pilcher 01892 665666

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

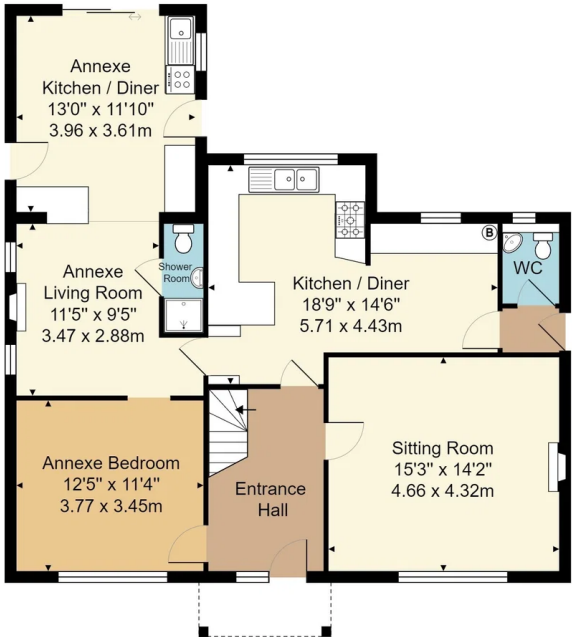
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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.



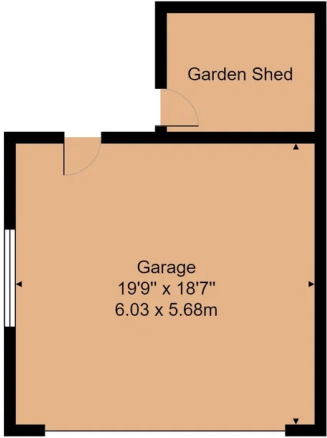
Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



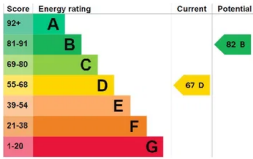
First Floor



Ground Floor



Outbuilding



House Approx. Gross Internal Area
1858 sq. ft / 172.6 sq. m

Outbuilding Approx. Internal Area
453 sq. ft / 42.1 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.