



FORESTERS, BEACON ROAD WEST  
CROWBOROUGH - £995,000



# Foresters

Beacon Road West

Crowborough, TN6 1QL

**Entrance Hall - Downstairs Bedroom - Downstairs Bathroom - Dining Room - Garden Room - Sitting Room Study - Kitchen/Breakfast Room - Main Bedroom With En Suite Bathroom - Three Further Bedrooms - Family Bathroom - Detached Garage - Off Road Parking Extensive Wraparound Gardens**

Set in a highly desirable road within "Crowborough Warren" is this detached family home set in an approximate plot size of 0.41 of an acre. Externally advantages include a generous area of driveway off road parking, a detached garage along with extensive and established wraparound gardens. The current accommodation and layout provides versatility with a downstairs bedroom and bathroom ideal for visiting family or a teenager, four reception rooms and a recently extended and modernised kitchen/breakfast and utility room. To the first floor the main bedroom has the advantage of en suite bathroom, a further bedroom with potential for an en suite and two further bedrooms served by a family bathroom. This much loved family home poses a fantastic opportunity for the new owner to personalise in some areas.

## **COVERED ENTRANCE:**

Double glazed door opens into:

## **ENTRANCE HALL:**

Recently laid oak engineered flooring, radiator, smoke alarm and an under stairs cupboard with shelving.





**DOWNSTAIRS BEDROOM:**

Currently used as a family room with a double wardrobe providing hanging rail and shelving, two further cupboards with shelving and housing the electric consumer unit and gas meter, fitted carpet, radiator, small loft hatch and double glazed window to front.

**DOWNSTAIRS BATHROOM:**

Corner bath with mixer tap and handheld shower attachment, wc, sink with mixer tap set in a vanity unit with shelving, chrome heated towel rail, two glass floating shelves, porcelain tiled flooring, part tiled walling and a double glazed obscured window to front.

**DINING ROOM:**

Plenty of room for large dining furniture, two radiators and continuation of oak engineered flooring.

**GARDEN ROOM:**

Tiled flooring, radiator, recessed spotlighting, double glazed window to rear with fitted blinds and French doors opening out to the patio and garden beyond.

**SITTING ROOM:**

A bright and airy room featuring a limestone fireplace with wood burning stove, continuation of oak engineered flooring, floating shelving, two radiators and dual aspect with double glazed windows to side and rear.

**STUDY:**

Continuation of oak engineered flooring, radiator, two wall lights, dual aspect with double glazed window to front and high level window to side.

**KITCHEN/BREAKFAST ROOM:**

Recently extended and updated the kitchen comprises a range of light grey high and low level contemporary units with under unit lighting, a good size island with cupboard storage, grey Quartz roll top work surfaces incorporating a one half bowl stainless steel sink with mixer tap. Integrated appliances include an eye level fan assisted oven with grill above, 5-ring gas hob with extractor fan, a dishwasher, double freezer and separate fridge. In addition the room provides plenty of room for breakfast table and chairs, two radiators, light grey tiled flooring, smoke alarm, recessed spotlights and benefiting from a triple aspect with two windows to side, one to the rear with fitted blinds and French doors opening directly out to the garden.

**UTILITY ROOM:**

Range of low level modern units with grey roll top work surface, single stainless steel sink with swan mixer tap, space for washing machine and tumble dryer, continuation of light grey tiled flooring, extractor fan, recessed spotlighting and dual aspect with double glazed windows to front and side.

**FIRST FLOOR LANDING:**

Large walk-in cupboard with shelving, airing cupboard housing water tank with slatted wooden shelving, fitted carpet, radiator, smoke alarm and double glazed window to front.

**MAIN BEDROOM:**

Triple fitted wardrobe with hanging rail and shelving, fitted corner dressing unit with storage, cupboard with shelving, fitted carpet, radiator, double glazed window to rear and door into:

**EN SUITE BATHROOM:**

Modern bath with mixer tap and black granite effect splashback, walk-in tiled shower cubicle with Aqualisa rainfall shower and separate handheld shower attachment, low level wc, sink with mixer tap, glass mirror, shaver point and drawer storage, heated towel rail, tiled flooring, recessed spotlighting, extractor fan, eaves storage with shelving and light and dual aspect with double glazed windows to side and rear.

**BEDROOM:**

Triple fitted wardrobes with hanging rail and shelving, fully tiled cubicle with Aqualisa shower, sink with mixer tap set into a vanity unit with cupboard, shelving and glass mirror, shaver point, fitted carpet, radiator, recessed spotlights and two double glazed windows to rear.

**BEDROOM:**

Double built-in wardrobe with hanging rail and shelving, pedestal wash hand basin with glass mirror above, fitted carpet, two radiators and double glazed window to rear.

**BEDROOM:**

Fitted carpet, radiator and double glazed windows with views to front and side.

**FAMILY BATHROOM:**

Modern bath with mixer tap, fully tiled shower cubicle with Aqualisa shower, low level wc, sink with mixer tap set into a vanity unit with plenty of storage, glass mirror and shaver point, heated chrome towel rail, tiled flooring and double glazed obscured window to front with fitted blind.



**OUTSIDE:**

Hedging with wooden gates open and lead onto a large gravelled driveway providing ample off road parking and access to a detached key fob operated vaulted garage offering areas of shelving, door to garden and access to a lean-to currently used for storage. The remainder of the areas of gardens are principally laid to lawn with extensive areas of established planting along with a generous half moon patio to the front, a further patio to rear with Sussex stone raised flower bed borders and wooden shed.

**SITUATION:**

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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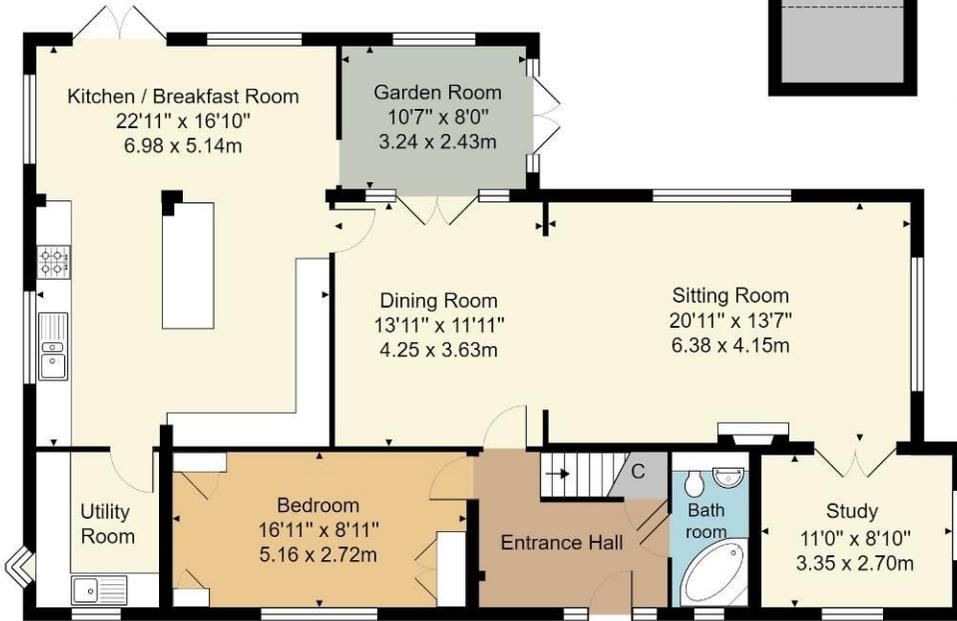
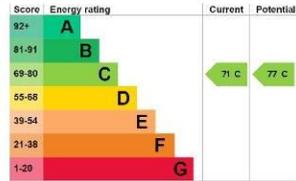
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666



House Approx. Gross Internal Area  
2527 sq. ft / 234.7 sq. m

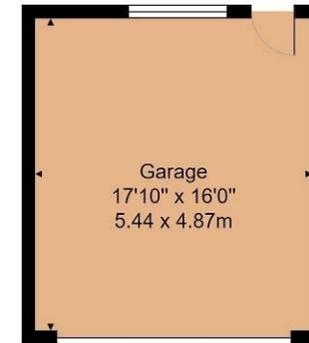
Garage Approx. Internal Area  
285 sq. ft / 26.5 sq. m



**Ground Floor**



**First Floor**



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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