



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Pleasant Rear Garden
- Off Road Parking
- Energy Efficiency Rating: C

56 East Beeches Road, Crowborough

£495,000

woodandpilcher.co.uk

56 East Beeches Road, Crowborough, TN6 2AZ

Built in the 1920s is this attractive and well presented semi-detached family home which is set in a lovely residential area within walking distance to local amenities and schools. The layout of the property offers a sense of space with the downstairs accommodation being open plan and both the sitting room and dining room benefiting from recently installed wood burning stoves. The family room enjoys direct access out to the rear garden, a modern high gloss kitchen with oven and hob and a downstairs cloakroom completes the ground floor accommodation. To the first floor are three good sized bedrooms with a family bathroom and an extra separate shower room. Externally the south facing rear garden is mainly laid to lawn with a patio and a summerhouse currently used as an office along with a wooden garden shed. To the front is the advantage of a brick paved driveway providing off road parking.

The accommodation with double glazed windows is as follows:

A composite door opens into:

PORCH:

Coir entrance matting, coats hanging area, windows to front and side and door opening into:

ENTRANCE HALL:

Understairs storage cupboard, oak flooring, radiator with traditional style cover and smoke alarm.

SITTING ROOM:

Recently installed gas wood burning stove with limestone mantel, limestone cheeks and black tiled hearth, carbon monoxide alarm, oak flooring and window to front.

DINING ROOM:

Recently installed wood burning stove with black slate cheeks and hearth, carbon monoxide alarm, areas of floating shelving, oak flooring and radiator.

FAMILY ROOM:

Oak flooring, radiator and French doors opening out to a rear patio and garden beyond.

KITCHEN:

Newly fitted high gloss kitchen featuring a range of high and low level units with white granite work surfaces incorporating a one and half bowl sink with swan mixer tap. Appliances include a 5-ring gas hob with extractor fan above, high level fan assisted oven with microwave above, integrated dishwasher and tumble dryer and space for a washing machine and tall fridge/freezer. Oak flooring, radiator, recessed LED spotlights, window to rear with fitted blind, further window to side and door to side access.

WC:

Low level wc, wash hand basin, oak flooring, recessed spotlight and small obscured window to side.

FIRST FLOOR LANDING:

Hatch with ladder to part boarded loft, fitted carpet, smoke alarm, recessed spotlights and window to rear with fitted blind.

BEDROOM:

Glass fronted fitted wardrobes with hanging rails and shelving, wood effect laminate flooring, radiator and window to front with far reaching treetop views.



BEDROOM:

Currently used as an office with an extensive range of built-in wardrobes with hanging rail and shelving, wood effect laminate flooring, radiator and window to rear overlooking the garden with fitted blind.

BEDROOM:

Wood effect laminate flooring, radiator and window to rear.

FAMILY BATHROOM:

Mosaic panelled bath with traditional style mixer tap, traditional style Heritage wash hand basin with taps, low level wc, large fitted glass mirror, white tiled flooring with underfloor heating, wall mounted radiator and towel rail, part mosaic wall tiling, recessed spot lights and obscured window to front with fitted blind.

SHOWER ROOM:

Comprising a fully tiled shower cubicle with wall mounted shower unit, chrome heated towel rail, recessed spot light, white tiled flooring and obscured window to side.

OUTSIDE FRONT:

Brick paved driveway with off road parking for numerous vehicles and an area of flower bed borders. Gate to side access with log store.

OUTSIDE REAR:

A south facing garden enjoying a patio adjacent to the property ideal for outside table and chairs. The remainder of the garden is principally laid to lawn with a selection of established planting. In addition is a wooden garden shed and a summerhouse with wooden flooring and electric strip lighting, all enclosed by fence and hedge boundaries.

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 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.

COUNCIL TAX BAND:

D

TENURE:

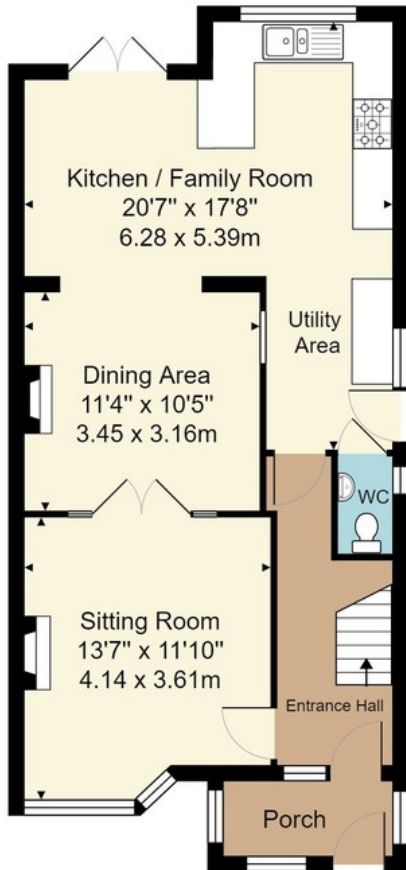
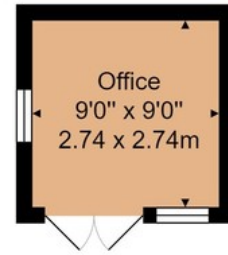
Freehold

VIEWING:

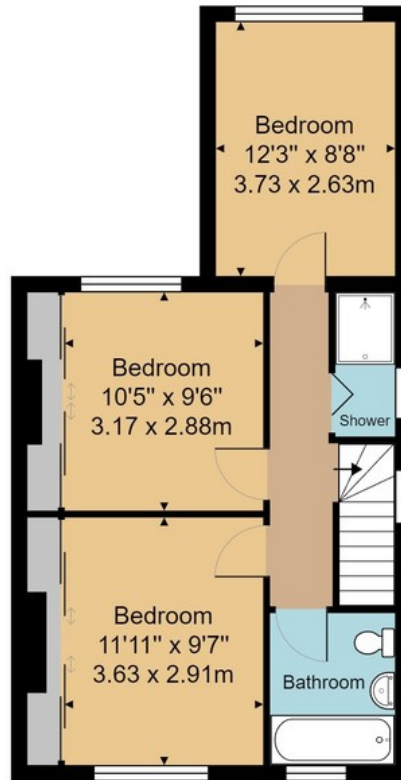
By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	84 B



Ground Floor



First Floor

House Approx. Gross Internal Area
1170 sq. ft / 108.7 sq. m
(Excl. Office)

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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