



NORTH BEECHES ROAD  
CROWBOROUGH - OFFERS OVER £650,000



# Roundways

7 North Beeches Road,  
Crowborough, East Sussex, TN6 2AR

**Entrance Porch - Entrance Hall - Open Plan  
Kitchen/Dining/Family Room - Three Bedrooms - Separate  
WC - Family Bathroom - Separate Annexe With  
Bedroom/Sitting Room - Kitchen - Shower Room  
Front & Rear Gardens - Off Road Parking**

A recently updated and modernised detached property with the advantage of a separate annexe. Entry is via an enclosed porch with access into an entrance hall. To the front of the house are three good size bedrooms, a cloakroom and a spacious modern bathroom. To the rear of the property and considered the hub of the house is a stunning vaulted kitchen/dining/family room featuring a contemporary style German designed kitchen with an extensive range of appliances, space for both sofa and dining furniture and direct access out to the rear patio and garden. The separate annexe benefits from a lovely size bedroom/sitting room, a working kitchen and good size shower room. Please note the annexe can easily be changed so that you can have direct access from the house by removing a small stud wall and annexe kitchen. Externally to the front of the property is ample off road parking and garage and to the rear the garden is principally laid to lawn with a patio ideal for outside entertaining. The property is set in a great location close to local schools and amenities.

Composite door opens into:

## **PORCH:**

Fitted carpet, windows to both sides and door opening into:

## **ENTRANCE HALL:**

Cupboard housing electric consumer unit and meter, bamboo wood flooring, two radiators, recessed LED spot lighting and smoke alarm.

## **KITCHEN/DINING/FAMILY ROOM::**

A vaulted beamed open plan room with bamboo wood flooring to include:

Family Area: Space for sofa seating, radiator, two windows to either side and two Velux windows.

Kitchen: Fitted with a German Bulthaup kitchen featuring a range of high and low level units along with a selection of storage cupboards and drawer units. Included in the sale is



an extensive range of Gaggenau appliances to include an oven, gas hob, rotisserie, steam oven, wine cooler, coffee machine, warming drawer and two built-in fridges with a freezer drawer below. In addition is a large breakfast bar with space for bar stool seating with Quartz rolltop worksurfaces over incorporating a stainless steel Franke sink with mixer tap/Pro 3 Quooker tap and two Bosch dishwashers. Radiator and window to side.

Dining Area: Radiator, two Velux windows and sliding doors opening directly out to a patio and garden beyond.

**BEDROOM/SITTING ROOM:**

Built-in glass fronted triple wardrobe, fitted carpet, radiator and window to side with fitted blind.

**BEDROOM:**

Large open wardrobe, fitted carpet, radiator and window to front with fitted blind.

**BEDROOM:**

Currently used as an office with fitted carpet, radiator and window to front with fitted blind.

**WC:**

Low level wc, wash hand basin set into a small vanity unit with shelving, black tiled flooring, radiator, extractor fan and recessed LED spot lighting.

**FAMILY BATHROOM:**

Panelled bath with mixer tap and handheld shower attachment, corner cubicle with rainfall showerhead and separate handheld shower attachment, low level wc, twin circular sinks with mixer taps set into a vanity unit with storage and glass mirror with shaver point above, chrome heated towel rail, black tile effect laminate flooring with underfloor heating, fully tiled walling, feature stone wall, recessed LED spot lighting and extractor fan.

**ANNEXE:**

Double glazed door opens into:

**KITCHEN:**

Range of high and low level units with grey rolltop worksurfaces, stainless steel sink with mixer tap and splashback, area of floating shelving, vinyl flooring, radiator and door into:

**BEDROOM/SITTING ROOM:**

Range of glass fronted fitted wardrobes, room for sofa seating and bed, fitted carpet, radiator, window to rear with fitted blind and door into:

**SHOWER ROOM:**

Of a good size and comprising a fully tiled cubicle with Aquastream shower and wall mounted handheld shower attachment, pedestal wash hand basin with tiled splashback, low level wc, vinyl flooring, radiator and extractor fan.



### OUTSIDE FRONT:

Off road parking for numerous vehicles leads to a garage with electric roller door and comprising space for washing machine and tumble dryer, concrete flooring and electric strip lighting. The remainder of the garden is principally laid to lawn and is fence bound.

### OUTSIDE REAR:

A lovely sized, mature and well established garden predominately laid to lawn with raised Sussex stone flower bed borders and a wooden garden shed. Adjacent to the property is a paved patio with exterior lighting and outside tap.

### 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.

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

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.

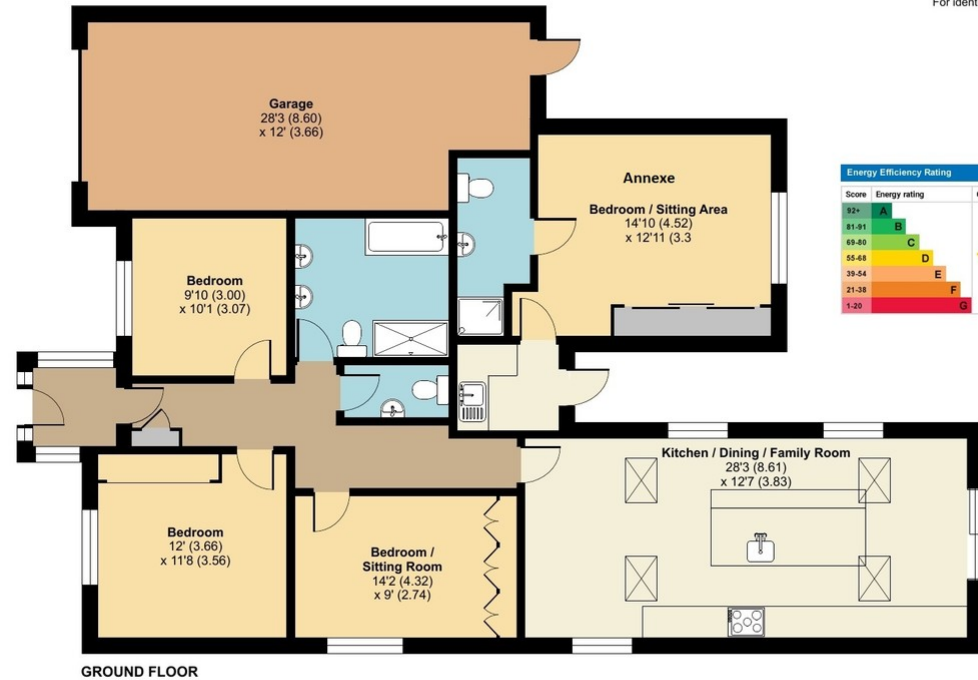


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Approximate Area = 1311 sq ft / 121.8 sq m  
Garage = 318 sq ft / 29.5 sq m  
Total = 1629 sq ft / 151.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66	D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richbecom 2024. Produced for Wood & Pilcher. REF: 1088324