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PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- Chain Free
- 3 Bedrooms
- Front & Rear Gardens
- Off Road Parking/Garage
- Energy Efficiency Rating: D

Beeches Road, Crowborough

£430,000

woodandpilcher.co.uk

36 Beeches Road, Crowborough, TN6 2AJ

This is an excellent opportunity to acquire a chain-free semi-detached family home, located in a sought-after residential area, close to local amenities and schools. The property offers potential for extension (subject to the usual consents), allowing new owners to personalise the home to their tastes and requirements. The accommodation includes a welcoming hallway, a front-facing sitting room, and a spacious dining room and archway to a sunroom with direct access to the rear patio and garden. The kitchen retains a traditional style, complemented by a generous utility room and a convenient downstairs WC. Upstairs, you'll find two double bedrooms, a single bedroom, and a newly fitted shower room. Externally, the property boasts a well-maintained front garden, off-road parking, and access to a garage. At the rear of the house, there is a lovely mature garden with a pond.

Wooden door with stain glass window door opens into:

ENTRANCE HALL:

Understairs storage cupboard, fitted carpet, radiator and a smoke alarm.

SITTING ROOM:

Feature fireplace incorporating a gas fire insert (not in working order) with painted brick cheeks, wooden mantle and tiled hearth. Floating areas of shelving, fitted carpet, radiator, high level wooden beam and bay window to front.

DINING ROOM:

Feature fireplace incorporating a coal fire insert, with brick cheeks, wooden mantle and brick hearth. (Please note, this fire has not been used for many years, but there is potential to restore it to its original use). Open wooden bookcase, fitted carpet, area of enclosed shelving and cupboard housing electric consumer unit and electric meter.

SUN ROOM:

Continuation of fitted carpet, radiator, window to side and doors open to rear patio and garden beyond.

KITCHEN:

Traditional range of high and low level units with under unit lighting, tiled splashback and a granite effect worksurface with one and half bowl stainless steel sink. Rangemaster style double oven with grill, 5-ring gas hob, warming plate and extractor fan, space for fridge/freezer, wood effect vinyl flooring, radiator and window with fitted blind to rear garden.

UTILITY ROOM:

Range of high and low level units with under unit lighting, tiled splashback, granite effect rolltop worksurfaces incorporating a stainless steel sink. Built-in integrated oven and microwave along with space for a washing machine and tumble dryer, Worcester Bosch boiler, radiator, wood effect laminate flooring, window with fitted blind to rear and door with fitted blind to side.

WC:

Low level wc, pedestal wash hand basin with tiled splashback, wood effect flooring, radiator and obscured window with fitted blind to side.

FIRST FLOOR LANDING:

Loft hatch, fitted carpet, radiator and window to side.

BEDROOM:

Wardrobe cupboard, fitted tall standing mirror, fitted carpet, radiator and window to rear with far reaching views towards Rotherfield.

BEDROOM:

Cupboard housing hot water tank with wooden slatted shelving, radiator, fitted carpet and window to front.

BEDROOM:

Fitted cupboard with wooden slatted shelving which could be used as a wardrobe, fitted carpet, radiator and window to front.



FAMILY SHOWER ROOM:

Walk-in shower enclosure with built-in seat, low level wc, sink set into an attractive large vanity unit with storage cupboards, shelving and mirror insert. Tile effect laminate flooring and obscured window with fitted blind to rear.

WORKSHOP/GARAGE:

Externally is access to a workshop/garage with the workshop comprising a sink, fitted carpet, radiator, electric strip lighting, floating shelving and two windows with fitted blinds to side. A further door opens to the garage with space for one vehicle plus bikes/motorbikes, non slip flooring, electric strip lighting, wall mounted high and low level units, window with fitted blind to side and an up/over garage door.

OUTSIDE FRONT:

Wooden gates open to a brick paved driveway with off road parking for numerous vehicles and access to the workshop/garage. The area of garden is principally laid to lawn with some pretty shrubs, bushes and a mature tree. In addition to the side is an area of raised flower bed borders and a wooden gate leads to a bin store area.

OUTSIDE REAR:

A beautifully well kept and mature garden with an area laid to lawn, circular paved patio, pretty pond and established areas of planting. To the rear there is a timber archway that leads to a concrete area providing a perfect location for a garden 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. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh, is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. 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:

D

VIEWING:

By appointment with Wood & Pilcher Crowborough 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

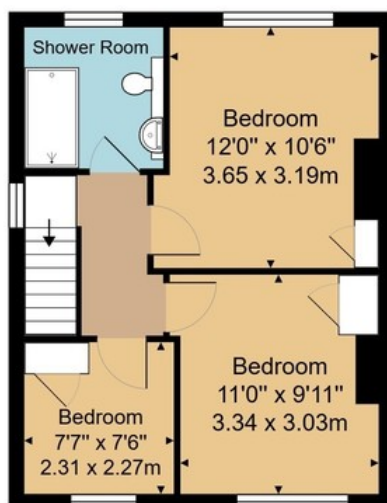
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



Approx. Gross Internal Area
(Incl. Garage)
1416 sq. ft / 131.6 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground 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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