Connells

The Lodge Beacon Road
Crowborough

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Crowborough TN6 1BB

For sale
£525,000

Property Description

This charming and spacious two-bedroom detached bungalow is ideally situated within walking distance of Crowborough town centre and benefits from ample driveway parking.

Set within a beautifully private and secluded wraparound garden, the grounds feature mature hedging, established flower and shrub borders, and a choice of peaceful seating areas.

A glass and wood-effect entrance porch leads to the integral front door. Inside, the bungalow offers two generous double bedrooms, each with built-in storage, a shower room with low-level WC, and an additional separate WC.

The well-appointed kitchen provides plentiful cabinetry, space for appliances, and practical countertop areas suitable for use as a breakfast bar.

The adjoining dining area enjoys lovely views over the rear garden, with patio doors opening directly onto the patio.

The sitting room features a characterful York stone wall and a cosy log burner, while a useful conservatory provides an additional living space with access to the garden.

The expansive, private garden includes a large patio with electric awning, well-stocked beds with mature planting, two storage sheds, and convenient side access.

A private driveway offers generous parking and leads to a single attached garage.

Ground Floor
Porch

Entrance Hall

Cloakroom

Kitchen/Breakfast Room

Lounge/Dining Room

L-shaped

Conservatory

Bedroom One

Bedroom Two

Restricted Head Height

Bathroom

Outside

Front Garden

Rear Garden

Driveway

Garage

Location

The property is conveniently situated within easy walking distance of Crowborough Town Centre, offering quick access to a range of local amenities, public houses, and supermarkets. Crowborough provides an excellent selection of shopping options, from large supermarkets and well-known retail chains to independent boutique stores.

The town is also well served by education, with five primary schools and one secondary school.

Just a few miles away lies the renowned Ashdown Forest, celebrated worldwide as the inspiration for A.A. Milne's Winnie-the-Pooh stories.

Approximately six miles to the south is the historic spa town of Royal Tunbridge Wells, which offers an enticing blend of high-street and boutique shopping, a wide choice of restaurants and cafés, and highly regarded grammar schools.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

THE
LODGE

Ground Floor

Total floor area 130.2 m² (1,402 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406768

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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