

REAR VIEW



BEECHES ROAD
CROWBOROUGH: £599,950



Fair Way

18 Beeches Road, Crowborough
TN6 2AH

**Attractive Covered Entrance Porch - Entrance Hall
Kitchen/Breakfast Room - Utility Room - Study
Wet Room - Sitting/Dining Room - Four Bedrooms
Family Bathroom - Integral Garage & Driveway
Attractive Front & Rear Gardens**

Enjoying a southerly aspect rear garden and excellent access to the mainline railway station is this four bedroom detached family home offering well appointed accommodation and annexe potential subject to the usual consents. A lovely covered entrance leads into the entrance hall with direct access into the large sitting/dining room which then leads through to the kitchen/breakfast room and direct access out to the rear garden. Further advantages include a useful utility room, a study, fully tiled wet room and a good size integral garage. To the first floor are four bedrooms and a family bathroom. Externally to the rear is an attractive south facing garden with bbq area, large patio area ideal for outside entertaining and to the front is a well tended enclosed garden and driveway with off road parking. The location of this property is ideal as it has excellent access to an array of local amenities, range of schooling for all ages and the town centre nearby. This property is nicely presented throughout and provides good size, bright and adaptable accommodation and would recommend a viewing sooner rather than later.

Timber framed porch with exterior lighting leads to a feature arch timber framed front door providing access into:

ENTRANCE HALL:

Wood effect laminate flooring, radiator, recessed spot lighting, wall mounted thermostat control, understairs storage cupboards with light and double glazed window to side.

SITTING/DINING ROOM:

Fireplace with wood burning stove, brick surround, wooden mantel and quarry tiled hearth, corner coving, carpeted, four radiators, wall lighting, tv point, ample space for dining table and chairs and dual aspect with two double glazed windows to front and window to side.

KITCHEN/BREAKFAST ROOM:

Range of matching wall and base units with roll top work surfaces over and tiled splashback, one and half sink bowl and drainer with chrome mixer tap, separate spaces



for a dishwasher and low level fridge, further space for oven with integrated extractor, cupboard housing gas boiler, tv point, space for breakfast table and chairs, two radiators, telephone point, wall lighting, recessed spot lighting, tiled flooring, double glazed window to rear and sliding patio doors leading out to the rear garden.

UTILITY ROOM:

Range of matching wall and base units with roll top work surfaces, tiled splashback, stainless steel sink bowl and drainer, separate spaces for a washing machine, tumble dryer and fridge/freezer, radiator, continuation of wood effect laminate flooring. double glazed window to rear, double glazed door to rear garden and archway through to:

STUDY:

Fitted work surface with fitted high level shelf, recessed spot lighting, continuation of wood effect laminate flooring, radiator, door to garage and door into:

WET ROOM:

Aqualisa shower, low level wc, floating wash hand basin with chrome mixer tap and storage cupboard beneath, heated towel rail, wall mounted mirror with integrated light and clock, fully tiled walling, tiled flooring, recessed spot lighting, extractor fan and obscured double glazed window to side.

GARAGE:

A larger than average garage with a full size electric double garage door, light and power connected making the garage ideal as a workshop along with ample space to store a car.

FIRST FLOOR LANDING:

Loft hatch with access to attic, radiator and double glazed window to side.

BEDROOM:

Corner coving, two radiators, solid wooden flooring, tv point and dual aspect with double glazed windows to front and side.

BEDROOM:

Fitted wardrobes with hanging rails, shelving, hot water cylinder with additional shelving radiator, picture rail, laminate flooring, tv point and double glazed window to side.

BEDROOM:

Picture rail, radiator, high level glass to one wall allowing light through to the landing and double glazed bay window to front.

BEDROOM:

Radiator, tv point, laminate flooring and double glazed window to front.

FAMILY BATHROOM:

Enclosed jacuzzi bath with cottage style Churchmans chrome taps to side, shower over bath with tiled surround and separate shower attachment, pedestal wash hand basin, low level wc, radiator with integrated towel rail, laminate flooring, part tiled walling and obscured double glazed windows to rear.



OUTSIDE FRONT:

Paved footpath leading to the covered front entrance, outside power source, expanse of lawn with picket fencing, exterior lighting with attractive lamp posts, shingle driveway is accessed via West Beeches Road with brick and hedge borders, outside tap and side access.

OUTSIDE REAR:

To the rear the garden enjoys a southerly aspect and comprises of a large Indian sandstone paved patio area, exterior tap, power source and lighting, space for greenhouse and log store and a garden pond. The remainder of the garden is predominately laid to lawn with fruit trees and boundaries enclosed by fencing and hedging. In addition is a garden shed with power and light and a bbq area with solid worktop and storage beneath.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon, Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

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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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Ground Floor
Area: 97.8 m² ... 1053 ft²



First Floor
Area: 59.7 m² ... 642 ft²

18 Beeches Road, Crowborough
Total Area: 157.5 m² ... 1695 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(13-38)	F	58	
(1-12)	G		
Not energy efficient - higher running costs			
		81	
EU Directive 2002/91/EC			

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.