



Guide Price
£725,000

Freehold

3x  3x  3x 

**Beacon Road,
Crowborough, East
Sussex, TN6**

OVER 60?

Secure this property
for up to **59% less!**

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Helping you move forwards



Main features

- Within walking distance of Crowborough town centre
- Spacious bright and airy lounge with feature fireplace and log burner
- Large formal dining room with lovely parquet flooring
- Versatile layout
- Impressive landscaped garden and generous patio seating area

Accommodation

GROUND FLOOR

Entrance Hall: 13'7 x 12'4 (4.14m x 3.76m)
 Lounge: 26'8 x 17'10 (8.13m x 5.44m)
 Dining Room: 13'10 x 12'9 (4.22m x 3.89m)
 Kitchen/Breakfast Room: 19'5 x 15'2 (5.92m x 4.63m)
 Inner Hall: 8'2 x 4'0 (2.49m x 1.22m)
 Utility Room: 7'10 x 6'6 (2.39m x 1.98m)
 Shower Room: 7'9 x 5'9 (2.36m x 1.75m)
 Study: 12'10 x 9'9 (3.91m x 2.97m)

FIRST FLOOR

Landing: 27'1 x 5'9 (8.26m x 1.75m)
 Bedroom 1: 18'10 x 10'7 (5.74m x 3.23m)
 En-Suite Shower Room: 9'5 x 5'6 (2.87m x 1.68m)
 Bedroom 2: 14'9 x 11'5 (4.50m x 3.48m)
 Bedroom 3: 12'9 x 8'3 (3.89m x 2.52m)
 Bathroom: 15'4 x 6'4 (4.68m x 1.93m)

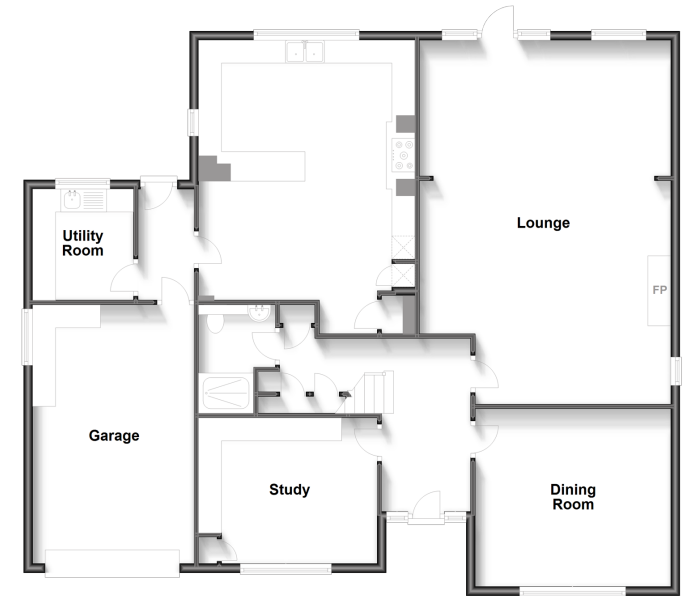
OUTSIDE

Off Road Parking
 Garage : 19'4 x 11'5 (5.90m x 3.48m)
 Front & Rear Gardens
 Summer House: 7'1 x 7'1 (2.16m x 2.16m)

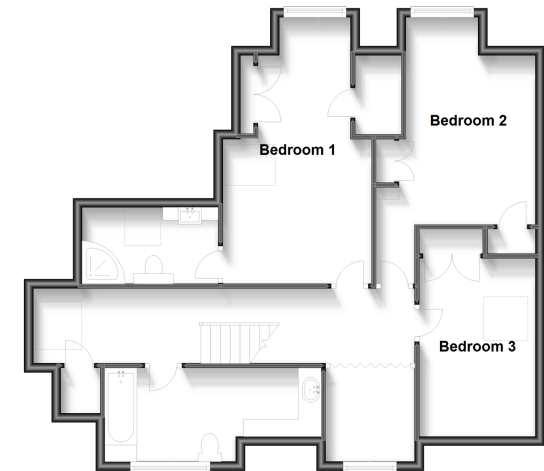
Call Crowborough - 01892 613361 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

Ground Floor
Approx. 146.8 sq. metres (1579.8 sq. feet)



First Floor
Approx. 74.1 sq. metres (797.1 sq. feet)



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