



Price

£700,000

Freehold

4x  2x  2x 

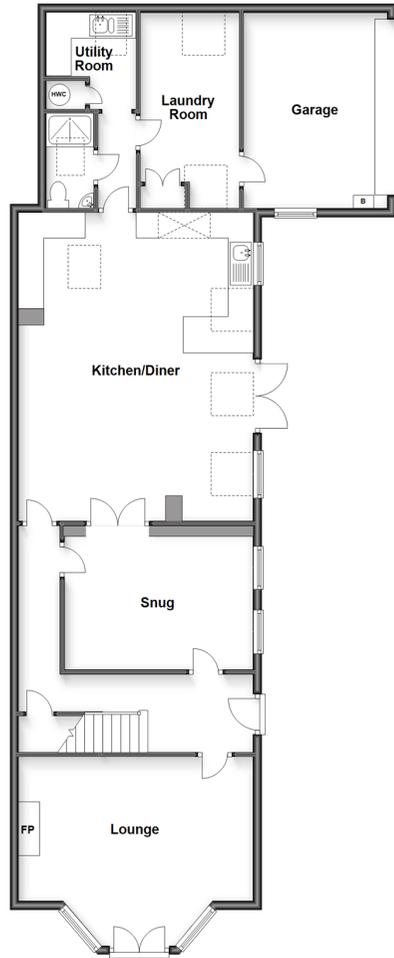
**"Broomfield", Beeches
Road, Crowborough,
East Sussex, TN6**

OVER 60?

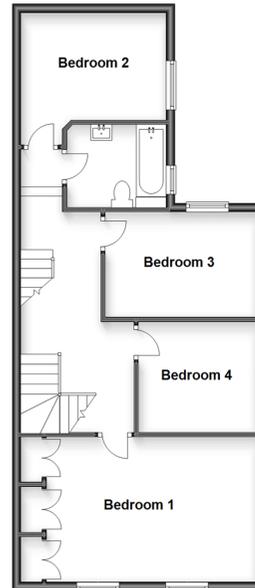
Secure this property
for up to **59% less!**

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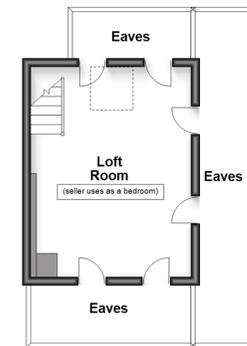
Split Level Ground Floor
Approx. 127.3 sq. metres (1370.1 sq. feet)



Split Level First Floor
Approx. 63.5 sq. metres (684.0 sq. feet)



Second Floor
Approx. 16.4 sq. metres (176.2 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Hall: 18'3 x 5'11 (5.57m x 1.80m)
Lounge: 18'1 x 14'5 (5.52m x 4.40m)
Snug: 14'6 x 10'2 (4.42m x 3.10m)
Kitchen/Diner: 23'6 x 17'7 (7.17m x 5.36m)
Shower Room: 7'2 x 3'8 (2.19m x 1.12m)
Utility Room: 6'11 x 6'10 (2.11m x 2.08m)
Laundry Room: 14'11 x 7'8 (4.55m x 2.34m)

SPLIT LEVEL FIRST FLOOR

Landing
Bedroom 1: 15'9 x 10'11 (4.80m x 3.33m)
Bedroom 2: 11'1 x 8'2 (3.38m x 2.49m)
Bathroom: 7'7 x 6'4 (2.31m x 1.93m)
Bedroom 3: 11'6 x 7'9 (3.51m x 2.36m)
Bedroom 4: 9'1 x 8'5 (2.77m x 2.57m)

TOP FLOOR

Loft Room : 16'0 x 11'10 (4.88m x 3.61m)

OUTSIDE

Garage: 15'1 x 11'0 (4.60m x 3.36m)
Off Road Parking
Rear Garden



Main features

- Elegantly extended family home
- Highly desirable location
- Turn of the century period property
- Vast kitchen with 4 oven AGA creating the heart of the home
- Gated driveway with plenty of parking leading to large garage



Nearest Schools

Primary Schools: Sir Henry Fermor C of E Primary 0.2 miles, St Mary's Catholic Primary 0.3 miles, Herne Junior School 0.7 miles
 Secondary Schools: Beacon Community College 0.1 miles
 Further Education: Beacon Community College 0.1 miles,

Transport Information

Train Stations: Crowborough 0.7 miles, Eridge 2.6 miles, Buxted 4.8 miles

Address

"Broomfield", Beeches Road, Crowborough, East Sussex, TN6

Directions

For directions to this property please contact us.





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Call Crowborough Branch 01892 613361 ■ [cubittandwest.co.uk](https://www.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.

EPC RATING

CURRENT:	POTENTIAL:
D(64)	B(31)

24205524/20240216/JF/CA