

2 BEACONSTONE

BEACON ROAD • CROWBOROUGH
EAST SUSSEX • TN6 1AZ



2 BEACONSTONE

AN OPPORTUNITY TO ACQUIRE AN ATTACHED LATE VICTORIAN 6 BEDROOM HOUSE, RIPE FOR RENOVATION, WITH A GOOD-SIZED GARDEN, ON THE EDGE OF CROWBOROUGH

Accommodation of about 2,883 sq ft over two floors comprising:

- front porch
- reception hall
- kitchen
- sitting room
- dining room
- utility room
- cloakroom
- master bedroom with en suite and balcony
- 5 further bedrooms
- family bathroom
- driveway parking
- about 0.4 acres
- EPC = E

DESCRIPTION

Thought to have been built circa 1880, 2 Beaconstone forms the larger portion of a Victorian mansion that was divided into two properties around 1940. Offering spacious living accommodation with features typical of the period including high ceilings, deep skirting boards, picture rails and a number of attractive fireplaces, this much loved family home now offers the opportunity for complete renovation and refurbishment.

The ground floor living accommodation is comprised of a large reception hall which leads through to two good-sized reception rooms, one with a semi-circular bay window with a lovely outlook over the garden, the other with French doors that open on to the lawn, and a kitchen, all of which feature high ceilings and expansive windows adding to the spacious feel of the property.

A wide sweeping staircase with wooden balustrade leads up to the first floor landing. An attractive stained glass skylight window above allows light to flow into the whole first floor. The master bedroom with door opening onto a west facing balcony, features an en suite bathroom and a family bathroom and further five bedrooms complete the accommodation.



Outside

Set well back from the road down a long gravel drive, currently shared with two other properties, the house is surrounded by mature trees and features an established and attractive garden.

The gardens lie mainly to the west of the house, with mature evergreen shrubs and trees to the boundaries ensuring a good level of privacy. A level area of lawn borders the west side of the house and can be accessed from the dining room, with the gravel drive to the south offering parking and turning space for several cars. A further area of enclosed level lawn lies to the north of the property and features a wooden wendy house.

SITUATION

Beaconstone is tucked away off Beacon Road on the western edge of Crowborough, within easy reach of the town centre amenities. Crowborough is a convenient town offering a wide range of everyday services and good transport links to London. Tunbridge Wells, some 7.4 miles away, offers a wider range of high street shops together with an excellent choice of leisure and entertainment facilities.

State and private schools: There are many well-regarded schools in the area including primaries in Crowborough and Groombridge, Holmewood House and Ashdown House preparatories in Langton Green and Forest Row respectively, Rose Hill and The Mead preparatories in Tunbridge Wells and Beacon Academy in Crowborough at secondary level. Independent secondaries in Mayfield, Eastbourne, Tonbridge and Sevenoaks.

Mainline rail: Crowborough (about 2.1 miles) and Eridge (about 3.3 miles), a little further up the same line, with journeys to London Bridge. Tunbridge Wells (about 7.4 miles) offers frequent services to Charing Cross and Cannon Street.

Communications: The A26 provides access to the A21 via Tunbridge Wells to the north and thereby to the M25, Gatwick and Heathrow airports and the Channel Tunnel terminus. Brighton and the south coast are easily accessible via the A26 southbound.



Directions

From central Tunbridge Wells, proceed south out of town on the A26 towards Crowborough. Continue straight over the traffic lights at Crowborough Cross and on past the petrol station on your left. Pass Mill Lane on the left and Goldsmiths Avenue and Beacon Road West on the right and the shared driveway to Beaconstone will be found about 85 yards along on the right-hand side, before Warren Road.

Services: Mains water, electricity, gas and drainage.

Outgoings: Wealden District Council: (01892) 653311 Tax Band F

Agent's note: A plot of about 0.34 acres to the rear of the garden is currently being sold by separate negotiation through Savills and benefits from planning permission for a detached house - planning application number WD/2016/2316/F (Wealden District Council), permission granted 16 December 2016.



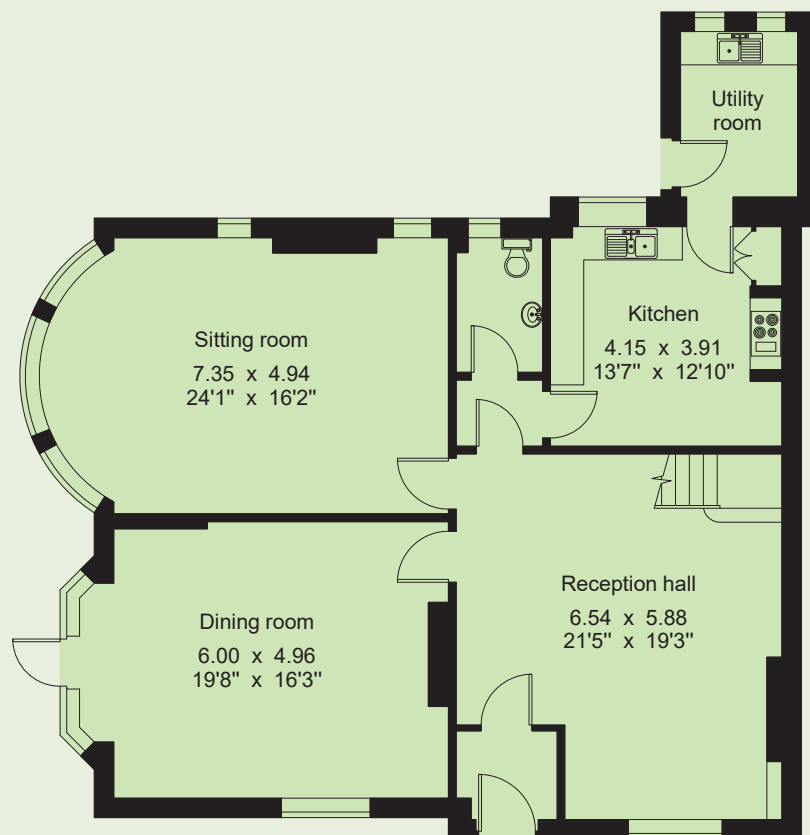
Beaconstone, Crowborough

Gross internal area (approx.)

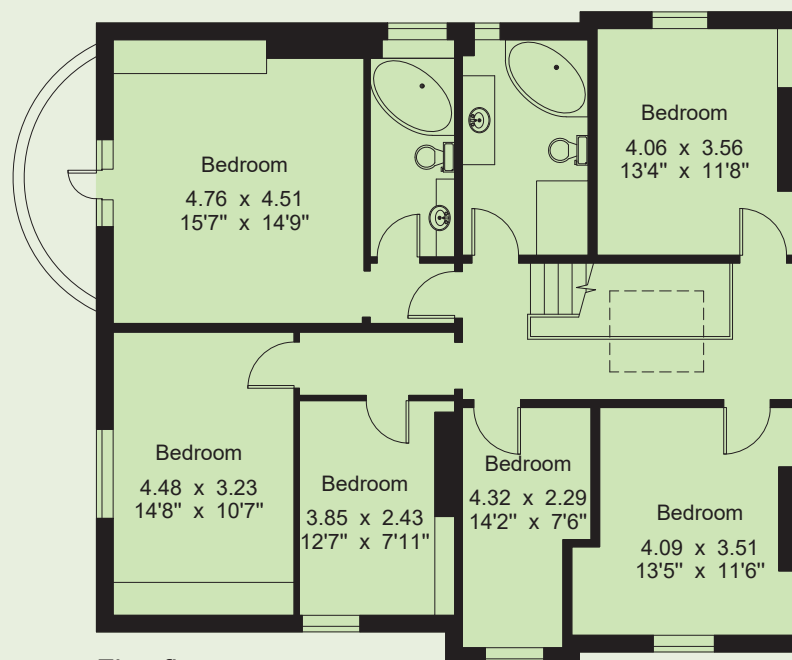
House - 267.9 sq m (2883 sq ft)

For identification only - Not to scale

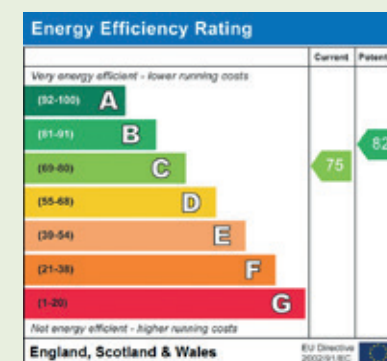
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Ground floor



First floor



Viewing:

Strictly by appointment with Savills on 01892 507000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Important Notice

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