



HARLEQUIN LANE
CROWBOROUGH - £850,000



Lyndhurst

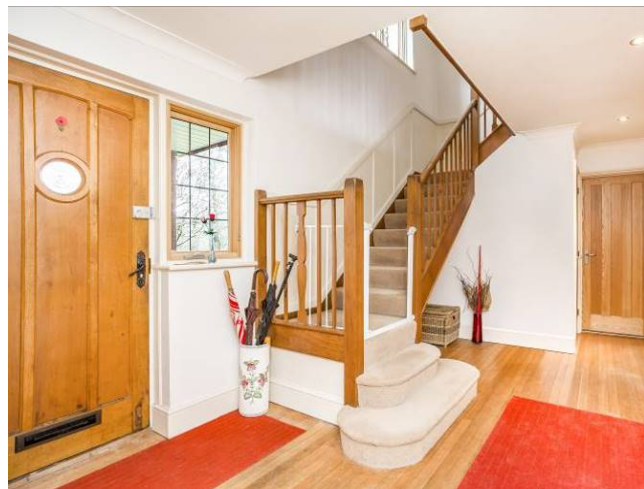
Harlequin Lane
Crowborough TN6 1HU

**Entrance Hall - Sitting Room - Dining Room - Cloakroom
Study - Kitchen/Breakfast Room - Utility - Double Garage
Main Bedroom With Dressing Area & En Suite Bathroom
Three Further Bedrooms - Family Bathroom - Off Road
Parking - South Westerly Facing Rear Garden**

Located in a highly desirable lane and set within a good size plot is this 1970s detached and much loved family home. Currently the well thought out accommodation with a welcoming entrance hall leads into a spacious sitting room with wood burner and direct access out to a patio and garden beyond. In addition is a dining room, study, downstairs cloakroom, kitchen/breakfast room and a utility with access to the integral double garage. Stairs rise to a bright and airy galleried landing that provides access into the main bedroom with dressing area and en suite bathroom and three further bedrooms are all served by a family bathroom. Externally to the front of the property is a sweeping driveway providing ample off road parking and access to the double garage. To the rear is a generous south westerly facing rear garden with patio, large expanse of lawn and a selection of established planting. In addition located to the side of the garden is a vegetable plot with various vegetable beds. This property poses a fantastic opportunity for further extension subject to the usual planning consents providing the new owner the prospect for personalisation throughout.

COVERED ENTRANCE PORCH:

Exterior lighting, double glazed window to front and timber front door opening into:





ENTRANCE HALL:

Original wood flooring, stairs to first floor, large double cupboard with automatic lighting provides shelving and coats hanging area, under stairs recess area, radiator, inset spot lighting and a Honeywell heating thermostat.

SITTING ROOM:

A particularly large and impressive room featuring a fireplace with wood burning stove, limestone mantel, surround and hearth, three radiators, inset spot lighting, original wood flooring and benefiting from a triple aspect with two windows to side, large window to front and floor to ceiling windows and French doors opening to a rear patio.

DINING ROOM:

Currently used as an office with continuation of original wood flooring, radiator and window to rear.

CLOAKROOM:

Low level wc, wall mounted wash hand basin, radiator, tiled flooring, inset spot lighting and obscured double glazed window to front.

STUDY:

Radiator, carpet as fitted and window to front.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with worktops and tiled splashbacks over, stainless steel sink with mixer tap, Rangemaster style cooker with metal back plate, 5-ring gas hob, tiled flooring and window to rear overlooking the garden.

UTILITY AREA:

Range of base units incorporating a stainless steel sink with mixer tap, space for washing machine, floor mounted Potterton Kingfisher gas boiler with wall mounted heating control, radiator, windows and doors to front and rear and integral door into:

DOUBLE GARAGE:

Accessed via up/over door with loft access, strip lighting, wall mounted fuse box, gas/electricity meters, window to rear and timber door to side.

FIRST FLOOR LANDING:

A light filled galleried landing with window to front, inset spot lighting, loft access, radiator, cupboard with hanging rail storage and a further cupboard housing hot water with shelving.

MAIN BEDROOM:

Large double glazed windows to rear enjoying views across the garden, two further side windows, carpet as fitted and a radiator.

DRESSING AREA:

Wardrobe cupboard to one wall with hanging storage, radiator, carpet as fitted and window to front.

EN SUITE BATHROOM:

Freestanding roll top bath with side taps, tiled cubicle with integrated shower, dual flush low level wc, pedestal wash hand basin with mixer tap, medicine cabinet, chrome heated towel rail, inset spot lighting and window to front.

BEDROOM 2:

Wardrobe cupboard with hanging rail storage, radiator, carpet as fitted and window overlooking rear garden.

BEDROOM 3:

Built-in wardrobe cupboard with hanging rail, carpet as fitted, radiator and window to rear enjoying garden views.

BEDROOM 4:

Radiator, carpet as fitted and window to front.

FAMILY BATHROOM:

Panelled bath with tiled surrounds and shower attachment over, low level wc, pedestal wash hand basin, medicine cabinet, radiator, shaver point and window to side.

OUTSIDE FRONT:

Sweeping tarmac drive approaches the property with plentiful off road parking and access to double garage. The remainder of the garden is principally laid to lawn with an array of planting, fence borders to all sides and gate providing side access.

OUTSIDE REAR:

An extensive south westerly facing rear garden featuring a large patio adjacent to the property with raised borders, ideal for outside entertaining. The remaining area of garden is predominately laid to lawn with a vegetable plot, compost area, garden shed and a selection of camellias and rhododendrons located to the rear of the garden.



TENURE:

Freehold

COUNCIL TAX BAND:

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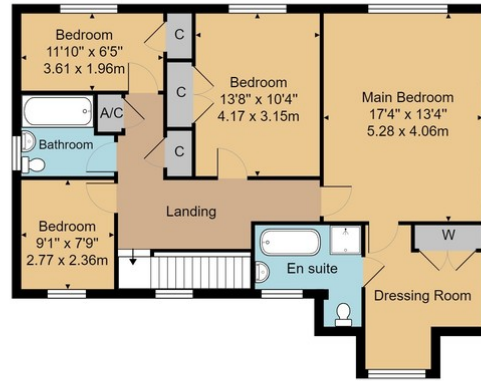
SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events.

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Approx. Gross External Area 2622 sq. ft / 243.6 sq. m
(Includes Garage)

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

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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