

REAR VIEW



MALABAR
CROWBOROUGH - £750,000



Malabar

Harlequin Lane,
Crowborough, East Sussex, TN6 1HU

Entrance Hall - Sitting/Dining Room - Study - Kitchen - WC
Three Bedrooms - Shower Room - Integral Garage - Off
Road Parking - Beautiful Gardens

Set down a private drive and considered an excellent proposition for further extension subject to the usual consents is this detached bungalow set within a plot size of 0.35 of an acre and located in a highly desirable lane towards the fringes of Crowborough. Currently the accommodation consists of an entrance hall, wc, sitting/dining room, study, kitchen, three bedrooms and a shower room. In addition is a small lobby area and access into the integral garage. Externally is a large driveway with off road parking and to the rear is a lovely rear garden enjoying a southerly aspect and thoughtfully planted with a selection of shrubs and trees.

COVERED ENTRANCE PORCH:

Glass panelled timber front door opens into:

ENTRANCE HALL:

Window to front with secondary glazing, loft access, radiator, carpet as fitted and cupboard housing hot water tank with additional storage.

SITTING/DINING ROOM:

Sitting Area:

Feature fireplace incorporating a gas effect fire with brick surround and stone mantle and hearth, two radiators, tv point, carpet as fitted, door opening to central patio area, window to side and sliding patio doors opening to rear garden.

Dining Area:

Radiator, carpet as fitted and window to side.

STUDY:

Radiator, carpet as fitted and sliding patio doors opening to a rear patio.

KITCHEN:

Range of wall and base units with worktops and tiled splashbacks over and a one and half bowl composite sink with mixer tap. Eye level twin oven, 4-ring ceramic hob



with extractor fan over and an integrated dishwasher. Pantry cupboard, larder cupboard with shelving and window, tiled flooring, central spot lighting and glass panelled timber door opening to a small lobby.

LOBBY:

Door with side access and door into:

WC:

Low level wc, pedestal wash hand basin, radiator, carpet as fitted and window to side.

INTEGRAL GARAGE:

Wall mounted Worcester Bosch boiler, space for washing machine, gas/electric meters, consumer unit, concrete flooring, window to side and electric up/over door.

BEDROOM:

Wardrobe cupboard with hanging rail and further storage areas, carpet as fitted and benefiting from a dual aspect with double glazed windows to rear and side enjoying a pleasant aspect over the garden the rear garden.

BEDROOM:

Radiator, carpet as fitted and window to rear overlooking the garden.

BEDROOM:

Wardrobe providing hanging area, sink with storage under and tiled surround, radiator, carpet as fitted and window to front.

SHOWER ROOM:

Walk-in tiled shower enclosure with Aqualisa thermostatic shower, low level wc, vanity wash hand basin with storage under, dimplex wall mounted heater, radiator and window to side.

OUTSIDE FRONT:

A shared lane leads to a private tarmacadam drive providing off road parking with the remainder of the garden being principally laid to lawn with a good selection of shrubs and trees.

OUTSIDE REAR:

A most attractive and generous south facing garden benefiting from a patio area adjacent to the property ideal for outside seating. The remainder of the garden is principally laid to lawn with an established array of planting, a greenhouse, compost area and outside tap.



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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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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Bungalow Approx. Gross Internal Area
1334 sq. ft / 124.0 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1598 sq. ft / 148.5 sq. m

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.