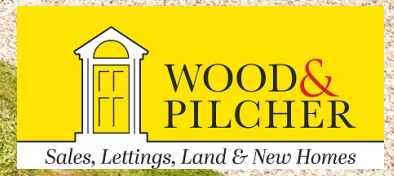




HORSTED HOUSE, HARLEQUIN LANE
CROWBOROUGH - £865,000



Horsted House

Harlequin Lane,
Crowborough, TN6 1HU

**Entrance Hall - Sitting Room - Study/Bedroom
Kitchen/Diner - Utility Room - Downstairs Cloakroom
Four Bedrooms - Two En Suite Shower Rooms - Family
Bathroom - Double Garage - Off Road Parking
Attractive Front & Rear Gardens**

Situated in one of Crowborough's sought after locations, Horsted House is a four/five bedroom detached family home within walking distance of the town centre and a golf course. The property is well presented throughout and benefits from a good size landscaped rear garden, ample parking and a double garage. This tranquil location has always been popular with buyers from many walks of life and we feel sure it will attract strong interest and would encourage viewing at your earliest convenience.

Glass panelled composite front door opens into:

ENTRANCE HALL:

Coir entrance matting, stairs to first floor, radiator, quarry tiled flooring and downlighters.

STUDY/BEDROOM

Wood laminate flooring, radiator, ceiling spotlighting and window to front with fitted blinds.

SITTING ROOM:

Feature fireplace incorporating a freestanding fire with oak bressumer, brick surround and hearth, downlighters, wood flooring, radiator and patio doors opening to a roof terrace with decked area surrounded by iron balustrades.

KITCHEN/DINER:

Kitchen Area:

Range of wall and base units with wooden worktops over incorporating a one and half bowl ceramic sink with swan mixer tap. Integrated appliances include a Rangemaster cooker with 5-ring gas hob, extractor fan over and stainless steel backplate, Fischer & Paykal fridge/freezer and a dishwasher. Quarry tiled flooring, radiator, downlighters and window to rear with fitted blinds.

Dining Area:

Quarry tiled flooring, radiator and sliding patio doors opening to rear patio area.



UTILITY ROOM:

Range of base units with wooden worktops over incorporating a Butler sink with swan mixer tap, space for washing machine and tumble dryer, two large storage cupboards one housing Worcester Bosch boiler and vented hot water tank. Radiator, quarry tiled flooring and glass panelled composite door opening to side access.

DOWNSTAIRS CLOAKROOM:

Dual flush low level wc, vanity wash hand basin, radiator, quarry tiled flooring and obscured window to rear.

FIRST FLOOR LANDING:

Loft access via dropdown ladder, Hive control system for heating and water, smoke detector and wood laminate flooring.

BEDROOM:

Radiator, fitted carpet, large windows to front with views towards the South Downs and doors into:

EN SUITE SHOWER ROOM:

Enclosed tiled cubicle with rainfall showerhead and separate shower attachment, low level wc, pedestal wash hand basin, chrome heated towel rail, tiled flooring, downlighters and window to rear.

DRESSING ROOM:

Extensive fitted wardrobes with hanging rails, fitted carpet, radiator and window to rear.

BEDROOM:

Fitted carpet, radiator, window to front with far reaching views towards the South Downs and door into:

EN SUITE SHOWER ROOM:

Enclosed tiled cubicle with rainfall showerhead and separate handheld attachment, dual flush low level wc, vanity wash hand basin, chrome heated towel rail, tiled flooring, extractor fan and downlighters.

BEDROOM:

Fitted wardrobe cupboards with hanging rail, fitted carpet, radiator and window to rear overlooking the garden.

BEDROOM:

Storage unit, radiator, fitted carpet and window to front with fitted blinds.

FAMILY BATHROOM:

Panelled bath with tiled surrounds and shower attachment over, large walk-in tiled enclosure with rainfall showerhead and extra shower attachment, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, tiled flooring, downlighters, extractor fan and window to rear.



OUTSIDE FRONT:

An attractive garden principally laid to lawn and areas of established planting. Large, gravelled drive with outside lighting provides access to an area of off road parking and in turn a double garage with power and light accessed via an electric up/over door. In addition is an enclosed bin store area.

OUTSIDE REAR:

Adjacent to the property is a patio area ideal for garden seating with outside lighting. The remainder of the garden is predominately laid to lawn with raised flower beds, selection of mature shrubs and plants, timber shed and enclosed by fence and hedge borders.

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 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.

COUNCIL TAX BAND: F

TENURE: Freehold

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating

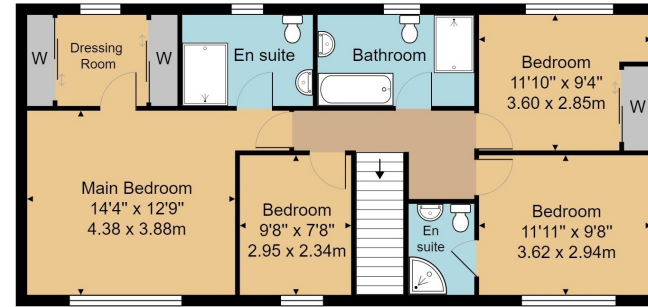
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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.



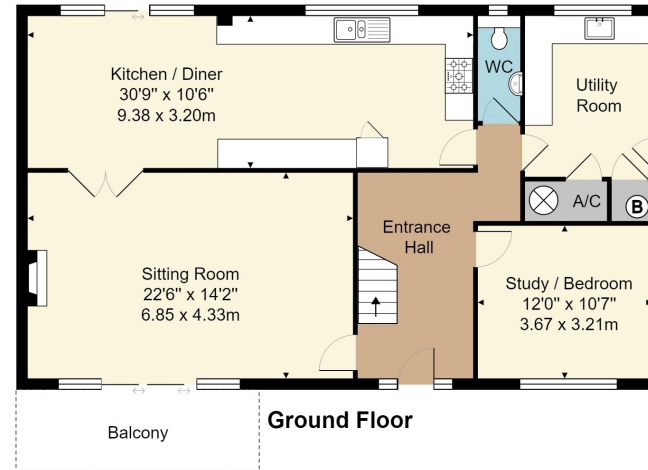
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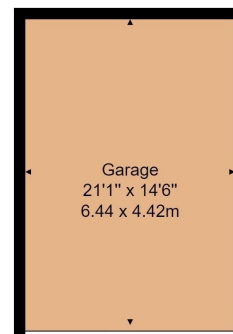
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
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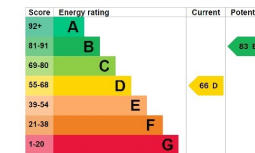
First Floor



Ground Floor



Lower Ground Floor



House Approx. Gross Internal Area 1914 sq. ft / 177.8 sq. m
Approx. Gross Internal Area (Incl. Garage) 2220 sq. ft / 206.3 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.