



HORSTED HOUSE, HARLEQUIN LANE
CROWBOROUGH : £830,000



Horsted House

Harlequin Lane, Crowborough,

TN6 1HU

Situated in a sought after location close to the town centre and golf course, a 4/5 bedroom detached family home presented in good decorative order throughout and benefitting from a good size landscaped rear garden, ample parking and double garage.

SITUATION:

The property is situated on the edge of the town of Crowborough being within approximately half a mile of the famous Crowborough Beacon Golf Club. The town centre of Crowborough offers good local shopping facilities, recreational and educational facilities within the area, together with main line rail service to London at nearby Jarvis Brook. The spa town of Royal Tunbridge Wells which offers further multiple shopping facilities as well as main line service is within approximately 8 miles distance and the coastal resorts of both Brighton and Eastbourne can be reached within one hour's drive.

The present accommodation is arranged as follows: Steps up to front entrance door with glazed inserts into:

ENTRANCE HALL:

With frosted double glazed windows to either side of front door, coir matting, reclaimed 19th century French tiles, recessed spotlights, corner coving, radiator, telephone point, water and heating controls. Solid oak doors to:

LIVING ROOM:

With solid full plank oak flooring, false chimney breast with wooden mantle and insert gas effect woodburner with brick surround and hearth, recessed spotlights, corner coving, radiator, tv point, double glazed sliding patio doors with double glazed windows to side overlooking front garden with far reaching views and leading onto BALCONY with decking and railings. Double oak doors to:

KITCHEN/DINING ROOM:

(Also accessed via entrance hall) with continuation of French reclaimed tiles,



recessed spotlights, range of matching base units with solid wooden work surfaces, inset one and a half bowl ceramic sink and drainer, space for double shelf stainless steel dishwasher or standard size dishwasher, space for large Rangemaster stove with stainless steel extractor fan above, space for large fridge/freezer, radiator, double glazed windows overlooking rear garden with fitted individual Venetian blinds, telephone and tv points, further double glazed patio doors leading to rear garden:

CLOAKROOM:

With continuation of French tiled floor, obscured double glazed window to rear, low flush wc suite, iconic wall mounted wash hand basin with tiled surround, radiator.

UTILITY ROOM:

With double glazed window to rear, door to side passage with double glazed insert continuation of French tiled flooring, radiator, range of matching base cupboards with wooden work surfaces and inset Butler sink, space for washing machine, space for tumble dryer with wine rack to side, tv point, 2 storage cupboards (one housing wall mounted Worcester gas boiler and the other housing pressurised hot water cylinder with slatted shelving to side and consumer unit).

STUDY/BEDROOM 5:

With double glazed window to front with Venetian blinds, full plank oak wood flooring, radiator, corner coving, telephone and tv points.

FIRST FLOOR LANDING:

With oak balustrade and handrail, recessed spotlights, corner coving, wall mounted thermostat control, Karndean flooring, loft hatch with access to attic. Solid oak doors to:

MASTER BEDROOM SUITE:

With double glazed windows to front with far reaching views with individually fitted Venetian blinds, recessed spotlights, radiator, tv point. Doors to:

DRESSING ROOM:

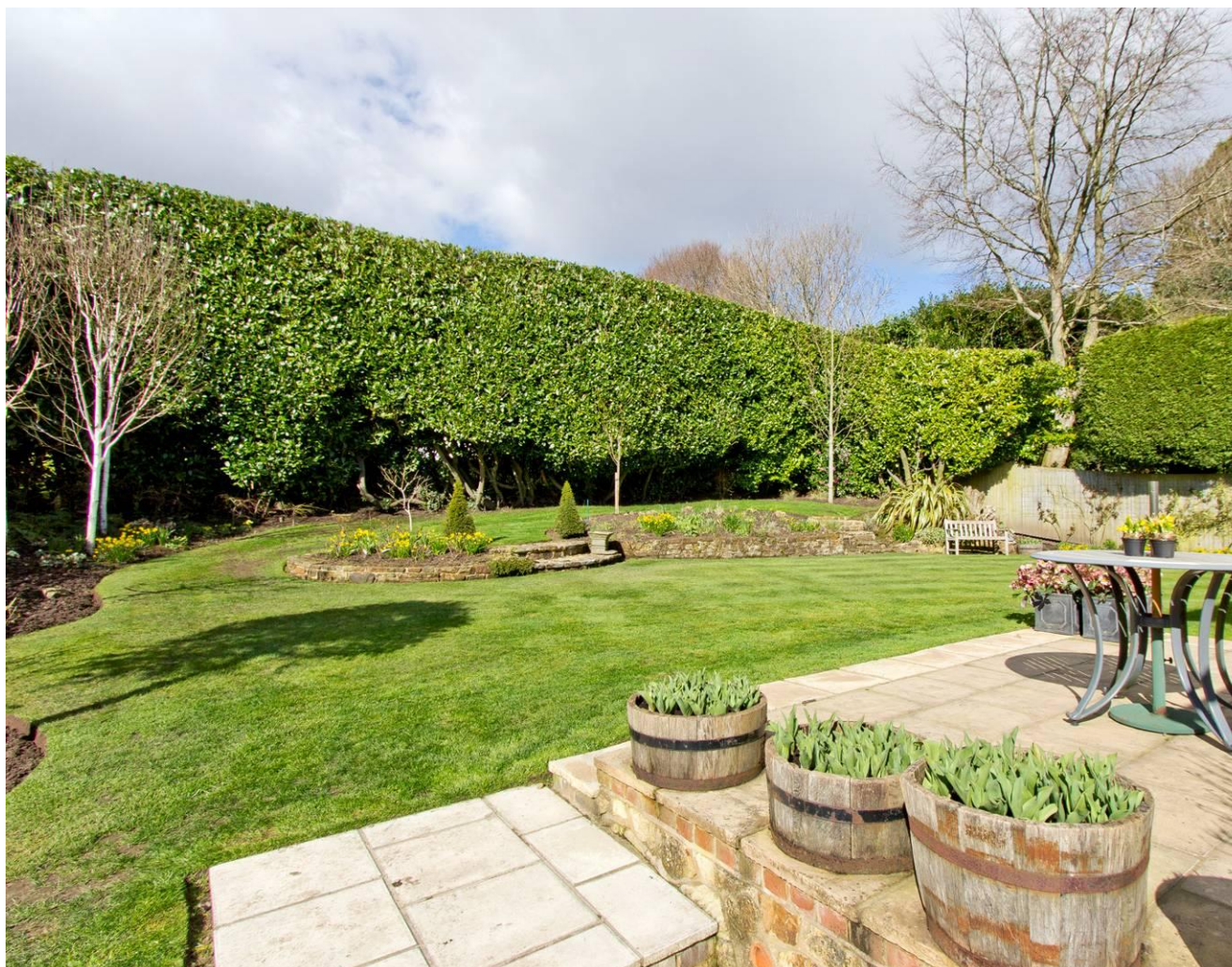
With double glazed window to rear, 2 fitted mirror fronted sliding double wardrobes to either side of room, radiator, recessed spotlights.

EN SUITE SHOWER ROOM:

With tiled floor, obscured double glazed window to rear, recessed spotlights, extractor fan, low flush wc suite, pedestal wash hand basin with tiled splashback and lights above, large fully tiled walk in shower cubicle with sliding glass screen, chrome ladder style heated towel rail.

BEDROOM 2:

With double glazed windows with individually fitted Venetian blinds to front with far reaching views, radiator, tv point, fitted double wardrobe with sliding mirror fronted doors. Door to:



EN SUITE SHOWER ROOM:

With tiled floor, corner coving, recessed spotlights, extractor fan, low flush wc suite, pedestal wash hand basin with tiled splashback and light above, fully tiled corner shower cubicle with sliding doors, chrome ladder style heated towel rail.

BEDROOM 3:

With double glazed window to rear, radiator, fitted mirror fronted sliding double wardrobe, tv point.

BEDROOM 4:

With double glazed window to front with far reaching views and individually fitted Venetian blinds, radiator, tv and telephone points.

FAMILY BATHROOM:

With obscured double glazed window to rear, tiled floor, recessed spotlights, extractor fan, low flush wc suite, vanity wash hand basin with tiled splashback and light and shaver point above, enclosed bath suite with tiled surround and separate shower attachment, large fully tiled walk in shower cubicle with sliding glass screen, chrome ladder style heated towel rail.

OUTSIDE:

The property is approached via a shingled driveway with parking for several vehicles leading to a DOUBLE GARAGE with up and over door. Areas laid to lawn with flower borders and sculptured holly trees. Discreet area for binstore. Outside light. The front garden is mainly fence and hedge bound. Gated side access on either side to rear garden. Large timber shed to side. Slabbed patio area with outside light and garden tap. Large area laid mainly to lawn with various flower borders. The rear garden is mainly fence and hedge bound.

TENURE:

Freehold

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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TOTAL APPROX. FLOOR AREA 1837 SQ. FT. (170.7 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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