



SUSSEX COTTAGE, HARLEQUIN LANE
CROWBOROUGH - £1,200,000



Sussex Cottage

Harlequin Lane
Crowborough, TN6 1HT

Covered Entrance Porch - Entrance Hall - WC - Inner Hallway - Sitting Room - Garden Room - Dining Room - Kitchen - Study - Family Room - Utility Room - Main Bedroom With En Suite Bathroom - Three Further Bedrooms - Family Bathroom - Separate WC - Driveway Double Garage - Established Front & Rear Gardens

Situated on one of Crowborough's most sought-after roads and occupying a generous plot of approximately 0.3 acres, this charming four-bedroom detached family home, built by the renowned Connors Brothers in the 1920s, has been thoughtfully maintained over the years and benefits from recently fitted carpets in most rooms. The spacious and well-balanced accommodation includes multiple reception areas, comprising a bright dual-aspect sitting room, a generous dining room, a family room, a study and an inviting garden room. The ground floor also features a kitchen, utility room, and a convenient downstairs WC. Upstairs, the main bedroom benefits from an en suite bathroom, while three further bedrooms are served by a family bathroom and a separate WC. Outside, the property boasts beautifully established wraparound gardens, a double garage, and ample off-road parking. Quietly positioned, this impressive home offers an exciting opportunity for a new family to update and personalise to their own taste. The accompanying photographs and floorplan provide a clear sense of the home's quality and potential.

COVERED ENTRANCE PORCH:

Flagstone entrance and solid wood front door opening into:

ENTRANCE HALL:

Quarry tiled flooring, coats hanging area, radiator and window to side.





DOWNSTAIRS CLOAKROOM:

Low level wc, vanity unit with storage and sink with mixer tap, chrome heated towel rail, tiled flooring, fully tiled walling and window to side.

INNER HALLWAY:

Fitted carpet, radiator and stairs to first floor landing.

SITTING ROOM:

Fireplace incorporating a recently installed wood burning stove with copper flue, painted brick tiled hearth and large oak bressummer, fitted carpet, two radiators and dual aspect with windows to rear and side.

GARDEN ROOM:

Brick supported oak bar with oak top, vaulted ceiling with wooden support beams, fitted carpet, radiator and dual aspect with two sets of French doors opening out to the patios and garden.

DINING ROOM:

Feature fireplace with wooden mantel, brick surround and tiled hearth, fitted carpet, radiator and bay window to rear with fitted blinds.

KITCHEN:

Range of shaker style high and low level units with under unit lighting and dark grey worksurfaces incorporating a one and half bowl stainless steel sink. High level fan assisted oven with grill above, 5-ring gas stove with extractor fan above, integrated low level freezer and fridge along with space for a dishwasher. Tiled flooring, radiator and dual aspect with windows to front and rear.

FAMILY ROOM:

Fitted carpet, radiator and dual aspect with windows to side and rear.

STUDY:

Fitted carpet, radiator and window to front.

UTILITY ROOM:

Range of low level units with wood effect worksurface above incorporating a stainless steel sink with mixer tap. Space for a tall fridge/freezer and washing machine, tiled flooring, part tiled walling, radiator, window to side and wooden door to rear garden.

FIRST FLOOR LANDING:

Large airing cupboard housing hot water tank with wooden slatted shelving, hatch with dropdown ladder to part boarded loft, fitted carpet and a radiator.

MAIN BEDROOM:

Triple fitted wardrobe with an area of open shelving to side, fitted carpet, radiator, dual aspect with windows to side and rear and door into:

EN SUITE BATHROOM:

Corner panelled bath with mixer tap, fully tiled corner shower enclosure, low level wc, sink with mixer tap set into vanity unit with shelving and drawer storage beneath, oval mirror above and wall lighting. Fitted carpet, radiator and obscured window to side with fitted blind.

BEDROOM:

Fitted carpet, radiator and dual aspect with windows to side and front.

BEDROOM:

Feature wall, fitted carpet, radiator and large window to rear.

BEDROOM:

Fitted carpet, radiator and dual aspect with windows to side and rear.

WC:

Low level wc, corner wash hand basin with mixer tap, radiator, fitted carpet, fully tiled walling and window to front.

FAMILY BATHROOM:

Panelled bath with mixer tap, fully tiled shower cubicle, sink with mixer tap set into a vanity unit with shelving and mirror above, wall mounted chrome heated towel rail, extractor fan, tiled flooring and window to side.

OUTSIDE FRONT:

Pea shingle gravelled driveway provides off road parking for numerous vehicles and access to a separate garage via up/over doors. In addition is a small wooden shed and two separate wooden gates give access to rear garden.

OUTSIDE REAR:

Principally laid to lawn accompanied by a wooden shed and greenhouse. Large paved Sussex stone wraparound patio with raised flower bed borders, ornamental pond and a brick BBQ.



SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE:

Freehold

COUNCIL TAX BAND:

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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 (delete as appropriate)

Heating -

Private Drainage - Cesspool / Septic Tank / Klargester (delete as appropriate)



Approximate Area = 2586 sq ft / 240.2 sq m
 Garage = 372 sq ft / 34.5 sq m
 Total = 2958 sq ft / 274.7 sq m

For identification only - Not to scale



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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