

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Harlequin Lane, Crowborough, TN6 1HT

- ▼ Superb Detached Residence
- ▼ 5 Bedrooms, 5 Reception
- ▼ Feature Gardens
- ▼ Large Detached Garage
- ▼ 3 Bathrooms, 4 Toilets
- ▼ Sought After Location



EPC RATING

Current:

71 | C

Potential:

81 | B

£1,000,000



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This detached family home is located in the desirable "Harlequin Lane" with access on foot to the Ashdown Forest and Beacon Golf course as well as the mainline railway station and amenities of the High Street. Constructed in the 1930's this "Connors" built home offers total privacy behind secure electric gates with a large driveway and spacious triple garage with bi-folding doors. The property has masses of space and benefits from a rear extension added in 2018 which adds even more receptions rooms to the already sizeable footprint. Entering through the hallway and the first room of note is the recently refitted kitchen with quartz worktops and Neff integrated appliances. There's a utility room to one side and a garden room on the other that has two sets of French doors as well as remote-controlled blinds and lighting. This room walks through to the dual-aspect lounge with gas fire which is another excellent family space. A corridor in the other direction leads past a study space and newly fitted downstairs WC into a vast bespoke designed home cinema/family room complete with projector (available to negotiate separately) projector screen and built-in bar. Upstairs space is extremely appealing too; the huge master bedroom with modern en-suite shower, Juliet balcony and "Sharps" designed dressing room being a particular highlight. All other bedrooms are doubles; most of which have built-in wardrobes and the stunning contemporary family bathroom with remote shower and lighting controls has to be seen to be believed. A final major selling point is the garden; this one provides total privacy with a large expanse of lawn and elevated paved terrace, which is ideal for entertaining. In conclusion, this beautifully modernised home offers an exceptional quality of finish and masses of space in an extremely desirable location that will undoubtedly make it very popular indeed. An easy recommendation from us.

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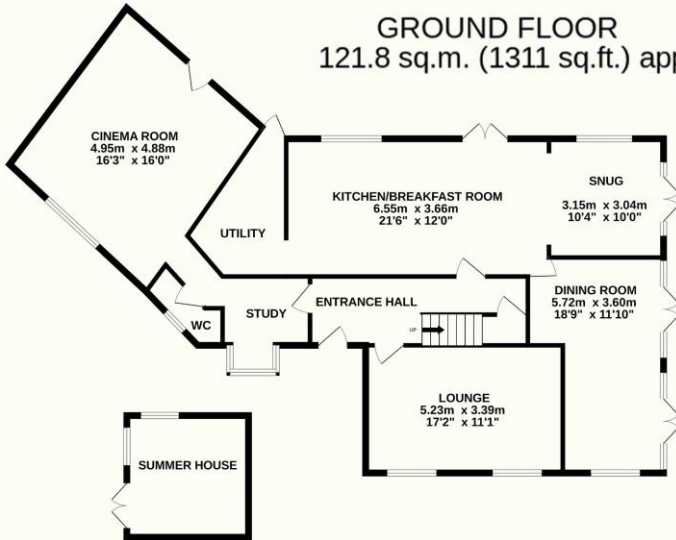
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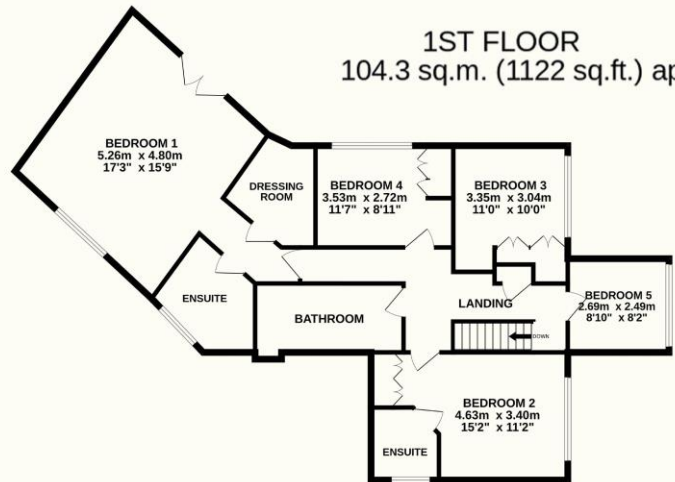




GROUND FLOOR 121.8 sq.m. (1311 sq.ft.) approx.



1ST FLOOR 104.3 sq.m. (1122 sq.ft.) approx.



TOTAL FLOOR AREA : 309.6 sq.m. (3332 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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