



THE LANTERN HOUSE, SOUTHVIEW ROAD
CROWBOROUGH - £895,000

The Lantern House

Southview Road, Crowborough, TN6 1HG

Entrance Porch - Entrance Hall - Bedroom/Reception Room - Kitchen/Diner - Utility Room - Downstairs Shower Room - Sitting Room - Galleried First Floor Landing - Main Bedroom With En Suite Shower Room - Two Further Double Bedrooms - Family Bathroom - Driveway With Ample Parking - Detached Single Garage - Generous Front & Rear Gardens - Detached Office/Studio

This charming 1920s Connors Brothers family home offers beautifully proportioned and versatile accommodation, set within an impressive plot of approximately one third of an acre. The ground floor features a spacious sitting room with a large bay window to the front and a characterful feature fireplace, along with a flexible bedroom/reception room, also with a fireplace. The heart of the home is the generous open-plan kitchen and dining area, which enjoys direct access to the rear garden through bifold doors. Adjoining the kitchen is a well-sized utility room and a conveniently located downstairs shower room. A striking oak balustrade staircase leads to the galleried first-floor landing, which opens into the main bedroom with en suite, as well as two further double bedrooms served by a stylish family bathroom. Externally, the property is approached via a driveway leading to a detached single garage and ample off road parking, while wrought-iron gates open to a large, beautifully maintained rear garden and patio. Of particular note is the detached garden studio/office, perfect for home working. The property enjoys a superb location within level walking distance of the town centre and the local golf club. Accompanying photographs and floor plan provide a glimpse of the quality, charm, and generous space this much-loved home has to offer.

Double glazed front door into:





ENTRANCE PORCH:

Quarry tiled floor, coats hanging area, leaded light window to front and oak door into:

ENTRANCE HALL:

Karndean flooring, built-in smoke alarm, large understairs cupboard, staircase with oak balustrade to first floor, column radiator, leaded light windows to front and access into:

SITTING ROOM:

A spacious room comprising a feature fireplace with quarry tiled mantel, brick surround, flagstone hearth and inset gas fire, two column radiators, oak cornicing and floor, and enjoying a dual aspect with large leaded light double glazed bay window to front and leaded light window to rear.

RECEPTION ROOM/BEDROOM

Feature fireplace with quarry tiled mantel, brick surround, flagstone hearth with inset real flame gas fire, recessed wardrobe cupboard, picture rails, Karndean flooring and dual aspect with leaded light double glazed windows to front and side.

KITCHEN/DINER:

Range of wall and base units with worktops over and tiled splashbacks, new Neff gas hob with extractor fan over and a new integrated eye level Neff double oven, full length integrated fridge, one and half bowl stainless steel sink with swan mixer tap, built-in smoke alarm, inset LED lighting, radiator, Karndean flooring, leaded light window to side and bifold doors opening with access to the rear garden.

UTILITY ROOM:

Separate spaces for washing machine and tumble dryer, wall mounted Worcester Bosch gas boiler, Karndean flooring, leaded light double glazed window to rear, door to side access, and door into:

DOWNSTAIRS SHOWER ROOM:

Built-in fully tiled shower cubicle with Aqualisa shower, dual flush wc, vanity wash hand basin with storage beneath, tiled flooring, heated towel rail, extractor fan, LED spot lighting and leaded light obscured double glazed window to side.

GALLERIED FIRST FLOOR LANDING:

Built-in smoke detector, loft access, column radiator, large walk-in wardrobe cupboard housing hot water tank, spot lighting and two leaded light double glazed windows.

MAIN BEDROOM:

Two column radiators and leaded light double glazed windows to front and side, and door into:

EN SUITE SHOWER ROOM:

Newly fitted multi panel Lakes shower cubicle with Aqualisa power shower, dual flush wc, vanity wash hand basin with storage beneath, shaver point, heated towel rail, Harvey Maria flooring, extractor fan, inset spot lighting and obscured leaded light glazed window to rear.

BEDROOM:

Built-in wardrobe cupboard with hanging rail, picture rails, column radiator and leaded light double glazed window overlooking rear garden.

BEDROOM:

Built-in wardrobe cupboard, picture rails, column radiator and dual aspect with leaded light double glazed windows to front and side.

FAMILY BATHROOM:

Panelled bath with porcelain tiling, mixer tap and Aqualisa power shower over with shower screen, dual flush wc, vanity wash hand basin with storage beneath, chrome heated towel rail, extractor fan, shaver point, Karndean flooring and obscured leaded light double glazed window to front.

OUTSIDE FRONT:

Large tarmac driveway with ample off road parking for numerous vehicles leads to a detached garage with up/over door comprising of power/lighting, storage and window to side. In addition the remainder of the garden is mostly laid to lawn with established planting and hedging along with wrought iron double gates providing access to the rear garden.

OUTSIDE REAR:

Immediately adjacent to the property is a large pea shingle hardstanding area with exterior lighting, ideally suited for garden table and chairs. Furthermore is a large expanse of lawn with timber shed, oak store ideal for log and bike storage, enclosed by hedge and fence boundaries. To the rear of the garden is a detached pitched roof studio/office, consisting of vinyl flooring, LED spot lighting, extractor fan and a most pleasant decked area with external lighting.



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

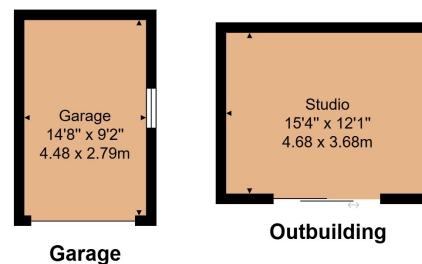
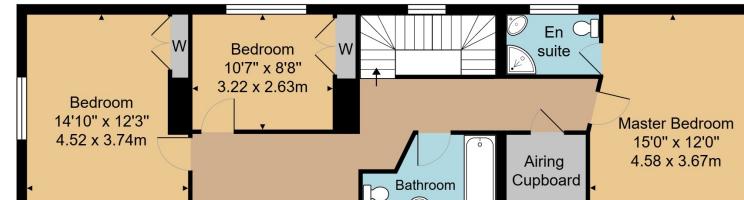
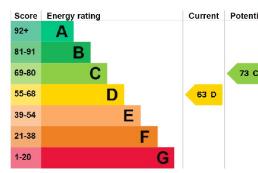
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating

Planning Permission - Approved Planning Permission in Southview Close for 14 Residential Dwellings Planning Ref: WD/2023/2473/MAJ



Approx. Gross Internal Area:
 - House 2041 sq. ft / 189.6 sq. m
 - Garage 135 sq. ft / 12.5 sq. m
 - Outbuilding 185 sq. ft / 17.2 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.

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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