



The Manse Harlequin Lane  
Crowborough, TN6 1HU  
Asking Price £625,000



Discover this beautifully presented detached three-bedroom house located in Harlequin Lane, offering far-reaching views and versatile family living in an outstanding residential area.

Immaculately kept and ready to move into, the property features an inviting entrance hall with quality wooden flooring, incorporating ample understairs storage. Guests will appreciate the downstairs cloakroom, well-appointed with a frosted rear window, WC, and a washbasin unit with additional storage, enhanced by tasteful tiled finishes.

The heart of the home is the contemporary kitchen, complete with two large windows fitted with elegant wooden shutters. Equipped with a double oven and hob, there's room for a washing machine, dishwasher, and all the essentials, complemented by thoughtfully tiled walls. Adjacent, a dedicated utility room offers space for a substantial fridge/freezer and handy additional plumbing for laundry, with direct access to the rear garden—ideal for bringing the outdoors in.

Entertain with ease in the welcoming dining room, brightened by dual-aspect windows and fitted wooden shutters, perfect for relaxed family meals or formal gatherings. The impressive lounge boasts a light, airy ambiance with windows to the front and double doors opening into the garden. Charming wooden shutters, a graceful fire surround and a built-in log burner ensure year-round comfort and sophisticated style.

Upstairs, the spacious main bedroom enjoys a dual-aspect outlook with panoramic views, neutral décor, purpose-built wardrobes, and sleek wooden shutters for added privacy. Adjoining is a modern en-suite shower room with a luxurious drench shower, heated towel rail, tiled finishes and streamlined fixtures. Two further double bedrooms and a contemporary family bathroom – complete with bath, fitted basin unit, WC, shower over, and fully tiled walls – cater to all lifestyle needs. Clever storage solutions are found on the landing, alongside boiler and hot water tank spaces, with exclusive access to an expansive loft room suitable as an office, playroom, or additional storage, benefiting from velux and standard windows.

Outside, the property is surrounded by well-tended gardens, featuring manicured hedges and vibrant flower beds. A charming front lawn is complemented by a raised patio, offering a secluded place to relax and unwind. The rear garden is enclosed by hedge and fenced borders for privacy, with a large storage area under the house, wooden shed, patio and lush lawn for family enjoyment.

Practical additions include a garage and parking for multiple vehicles. Beyond the home, enjoy proximity to Crowborough Golf Course – a haven for enthusiasts – along with excellent local shops, amenities, and commute links, making this a prime spot in East Sussex to call home.

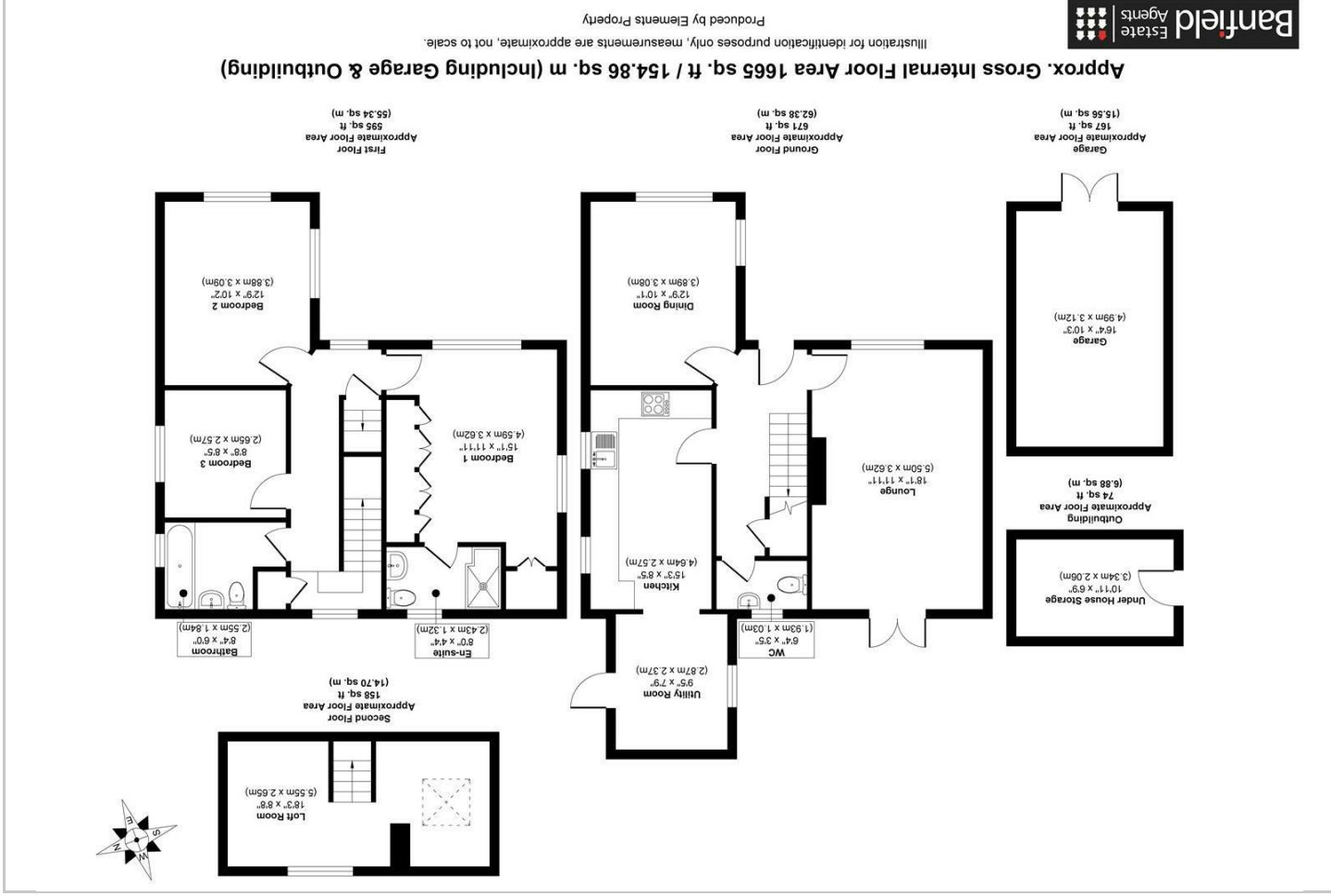
Offering impeccable presentation, versatile living spaces and an enviable location, this is a home not to be missed. Arrange your viewing today and see first-hand all that this exceptional property has to offer.

Council Tax Band E





## Floor Plan



## Viewing

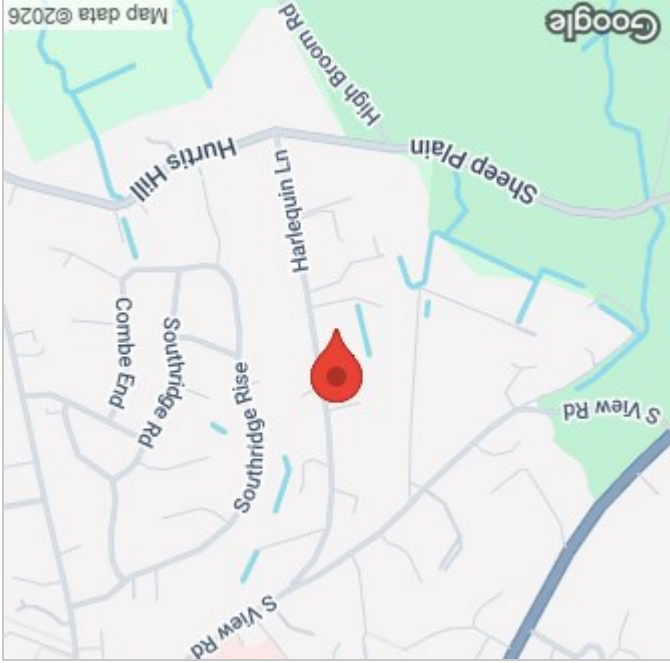
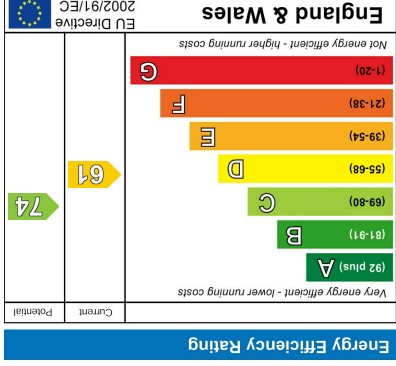
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE  
 info@banfieldresidential.com | www.banfieldresidential.com

## Energy Efficiency Graph



## Area Map