



Ardyne Harlequin Lane Crowborough East Sussex TN6 1HT

A modern 5 bedroom detached family home located on a desirable residential road in Crowborough. This very spacious home offers a large entrance hall, an open plan kitchen/dining/breakfast room, large living room, study/play room, utility room, 5 bedrooms, 4 bathrooms and a downstairs cloakroom. The property also benefits from a large driveway, enclosed rear garden and garage. Available mid-late July.

- Detached family home
- 2/3 reception rooms
- 4 bedrooms with en-suites
- Garage & driveway
- Open plan kit/bfast room
- Utility room & cloakroom
- 1 further bedroom
- Enclosed garden

Monthly Rental Of £2,295



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Viewing

By appointment with Bracketts 01892 533 733

Entrance Hall 12' 9" x 11' 5" (3.88m x 3.48m)

With fitted modern gas fire. Tiled flooring. With stairs to first floor.

Living room 7' 0" x 5' 0" (2.13m x 1.52m)

Large double aspect room fitted with laminate flooring. Double doors out to the raised patio. Fitted with modern gas fire.

WC/cloakroom 6' 10" x 3' 10" (2.08m x 1.17m)

Tiled floor. Fitted with basin, WC and some storage.

Kitchen 13' 0" x 10' 0" (3.96m x 3.05m)

Modern fitted kitchen with large range style oven with gas hob and extractor hood above. Ample storage. Space and plumbing for washing machine or dishwasher. Breakfast bar.

Breakfast area 12' 11" x 9' 11" (3.93m x 3.02m)

A light area of this open plan room with sky light above and double doors leading out to a small enclosed patio.

Dining area 12' 10" x 11' 11" (3.91m x 3.63m)

A further part of this open plan room which could be used as a dining area or further living space.

Utility room 8' 6" x 6' 0" (2.59m x 1.83m)

Space and plumbing for washing machine and tumble dryer. Basin and storage. Boiler. Door out to side of house.

Play room/snug room/office 12' 8" x 8' 3" (3.86m x 2.51m)

Located off on the open plan kitchen/breakfast room. Fitted with log burner. Double doors lead out to the rear garden.

Ground floor bedroom 2 11' 11" x 10' 11" (3.63m x 3.32m)

Within an extension of the original house, this bedroom has a vaulted ceiling and mezzanine floor accessed by a ladder.

En-suite 6' 9" x 6' 8" (2.06m x 2.03m)

Fitted with a white suite and shower over the bath.

Landing

Spacious landing with large airing cupboard.

Master bedroom 14' 5" x 12' 11" (4.39m x 3.93m)

Fitted with cream carpet and a ceiling fan. Walk in wardrobe with window and vertical radiator.

En-suite 11' 10" x 7' 5" (3.60m x 2.26m)

A large room fitted with a large shower cubicle and power shower, his and hers basins with mirrored units above, a large free standing bath, WC, bidet and large wall mounted mirror fronted cabinet.

Bedroom 3 13' 3" x 12' 3" (4.04m x 3.73m)

Double room fitted with cream carpet, fitted wardrobes and dressing table.

En-suite 8' 5" x 5' 11" (2.56m x 1.80m)

Tiled throughout and fitted with a white suite.

Bedroom 4 9' 5" x 9' 1" (2.87m x 2.77m)

Single room with cream carpet and a fitted wardrobe.

En-suite 7' 0" x 3' 10" (2.13m x 1.17m)

Fitted with large shower cubicle, basin & WC.

Bedroom 5 13' 2" x 8' 2" (4.01m x 2.49m)

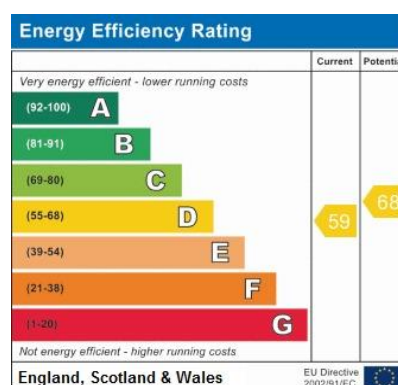
Fitted with cream carpet and fitted wardrobe.

Externally

Large driveway for at least 3 cars. Large garage. Enclosed rear garden.

Important notice regarding fees

As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be listed as tenants on the tenancy agreement. Inventory, check-in and/or checkout fees may apply depending on client. For further information please ask a member of staff who will be pleased to help you.



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