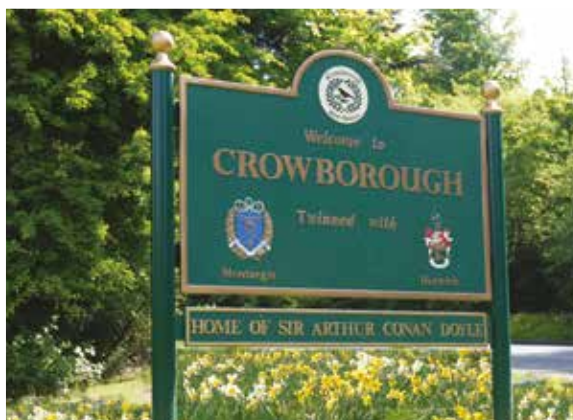


# HUDSON PLACE

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CROWBOROUGH, EAST SUSSEX





## WELCOME TO **HUDSON PLACE**

Hudson Place is a collection of five superb four and five-bedroomed homes, conveniently set in a popular town location, each with gardens and garaging.





## COUNTRY LIVING

Crowborough is set within the High Weald of outstanding Natural Beauty and borders the Ashdown Forest. The gorgeous countryside around the town is a walkers' paradise and there are also facilities nearby for horse riders, cyclists and rock climbers.

Situated just south of Tunbridge Wells on the A26, Crowborough is about halfway between London and the south coast. The town is also served by a mainline rail station, where the journey time to London is about one hour, whilst Gatwick Airport can be reached in approximately 45 minutes by car.



Its most famous resident was Sir Arthur Conan Doyle, of Sherlock Holmes fame, who is commemorated by a statue which stands at the main crossroads in town. The town centre gives the impression of being a bustling village, with excellent supermarket provision and numerous small, independent retailers, restaurants and cafés. There is a farmers' market once a month and the luxury of plentiful free parking.



If you have school age children, there are a selection of highly regarded primary and preparatory schools located nearby. There is also a wide range of excellent state and public schools in the area for older children. Under certain circumstances, bus services are available providing transport to grammar schools located just over the county border into Kent.

Crowborough provides excellent sporting facilities, with golf at both Crowborough Beacon Golf Club and Boars Head, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distant, whilst the coast at both Brighton and Eastbourne can be reached within one hours drive.

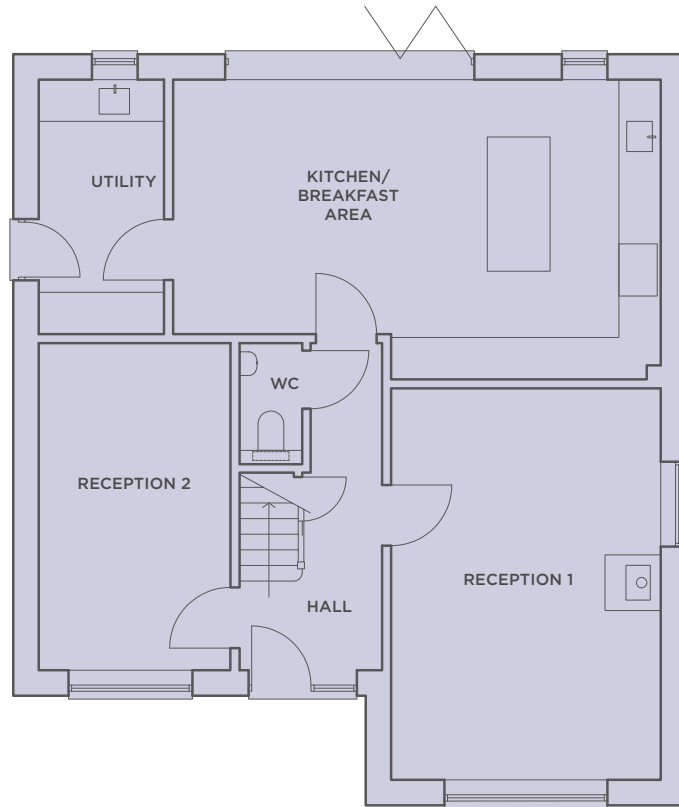




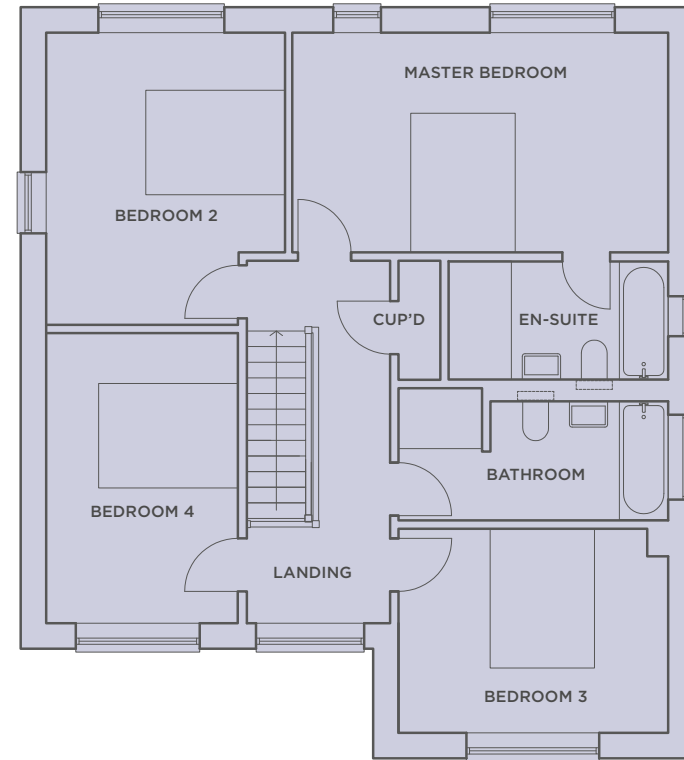


The image shows a typical Cubed Homes property.

## GROUND FLOOR



## FIRST FLOOR



# 1 HUDSON PLACE

RECEPTION 1 - 5.62m X 3.87m (18'5" X 12'8")

RECEPTION 2 - 4.7m X 2.75m (15'5" X 9'0")

KITCHEN/BREAKFAST AREA - 7.0m X 4.3m (23'0" X 14'1")

MASTER BEDROOM - 5.4m X 3.15m (17'9" X 10'4")

BEDROOM 2 - 4.2m X 3.4m (13'9" X 11'2")

BEDROOM 3 - 3.87m X 2.93m (12'8" X 9'7")

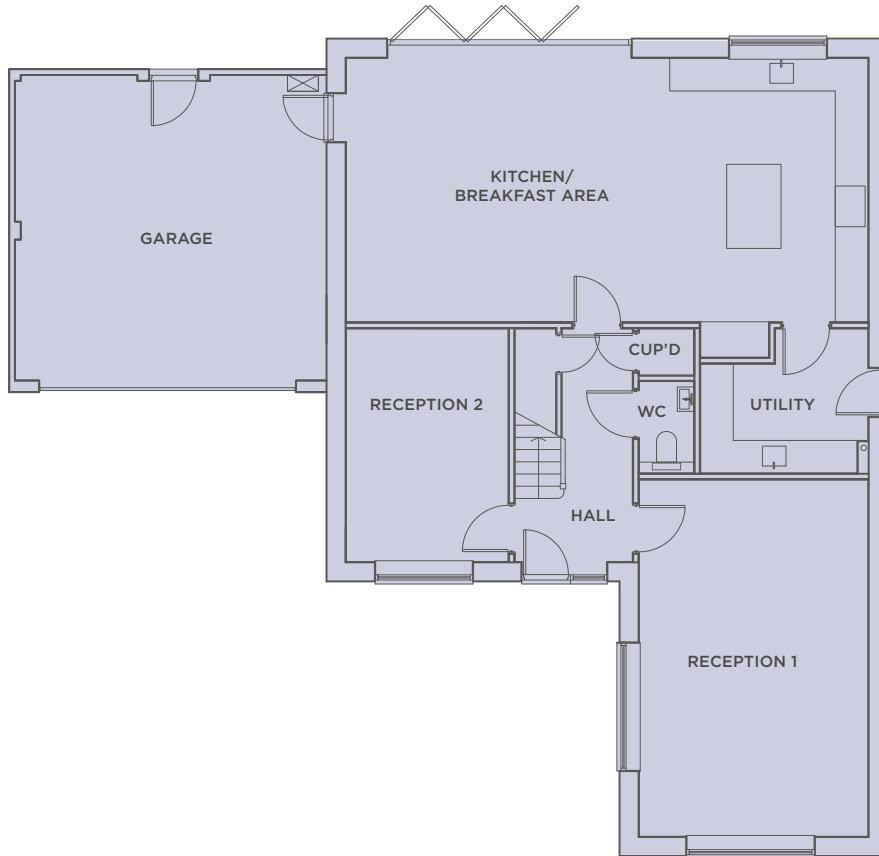
BEDROOM 4 - 4.17m X 2.75m (13'8" X 9'0")

DETACHED GARAGE - 5.5m X 5.5m (18'1" X 18'1")

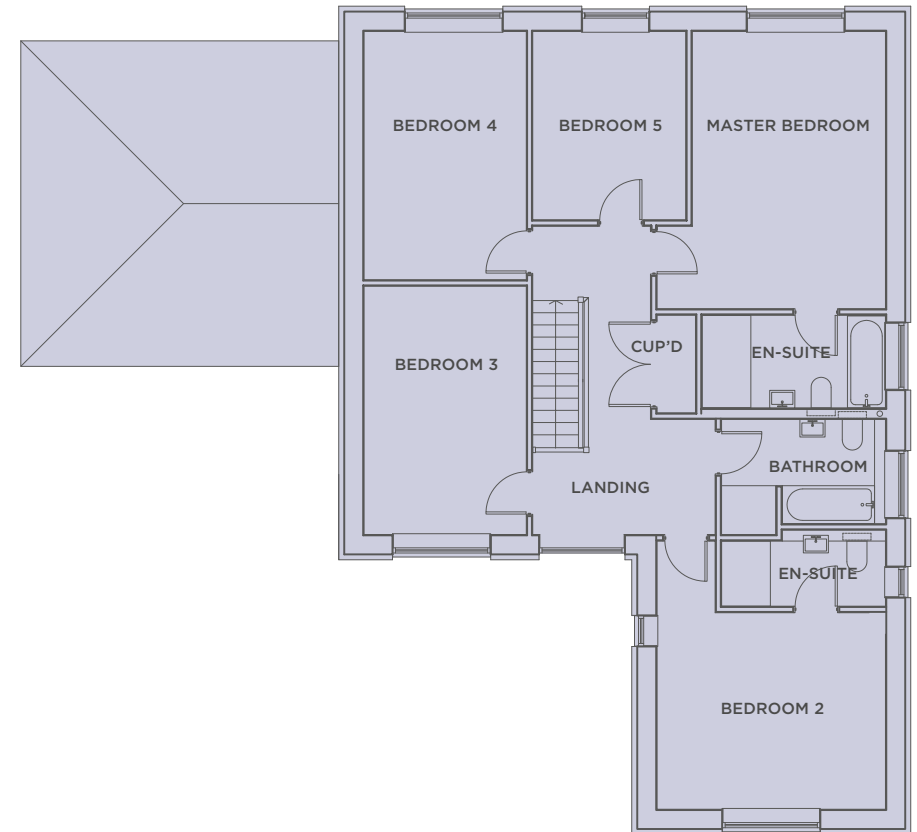
TOTAL FLOOR AREA EXC. GARAGE: 162.68sq.m (1752sq.ft)



## GROUND FLOOR



## FIRST FLOOR



## 2 HUDSON PLACE

RECEPTION 1 - 6.57m X 4.2m (21'7" X 13'9")

RECEPTION 2 - 4.29m X 2.98m (14'1" X 9'9")

KITCHEN/BREAKFAST AREA - 9.61m X 4.86m (31'6" X 15'11")

MASTER BEDROOM - 5.11m X 4.2m (16'9" X 13'9")

BEDROOM 2 - 4.94m X 4.23m (16'2" X 13'11")

BEDROOM 3 - 4.6m X 2.99m (15'1" X 9'10")

BEDROOM 4 - 4.58m X 2.99m (15'0" X 9'10")

BEDROOM 5 - 3.47m X 2.82m (11'5" X 9'3")

GARAGE - 5.74m X 5.63m (18'10" X 18'6")

TOTAL FLOOR AREA EXC. GARAGE: 220.80sq.m (2376sq.ft)





The image shows a typical Cubed Homes property.

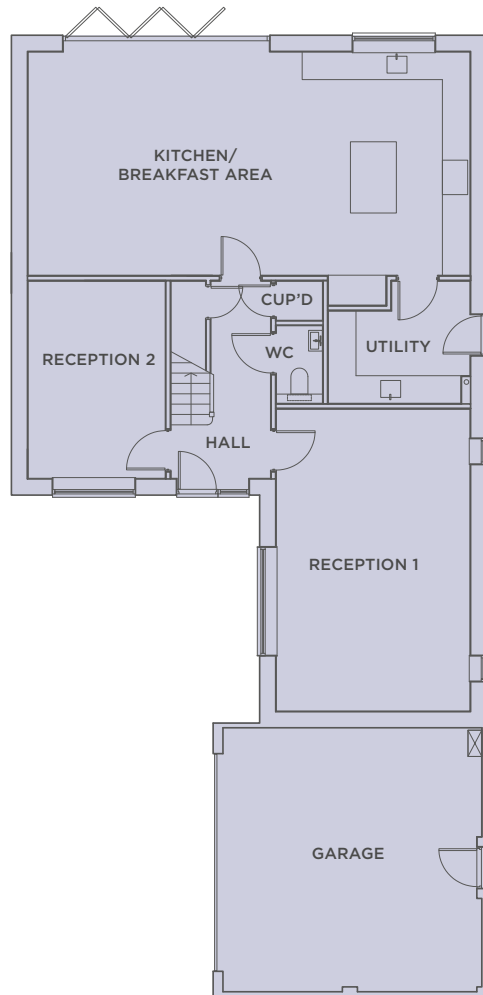




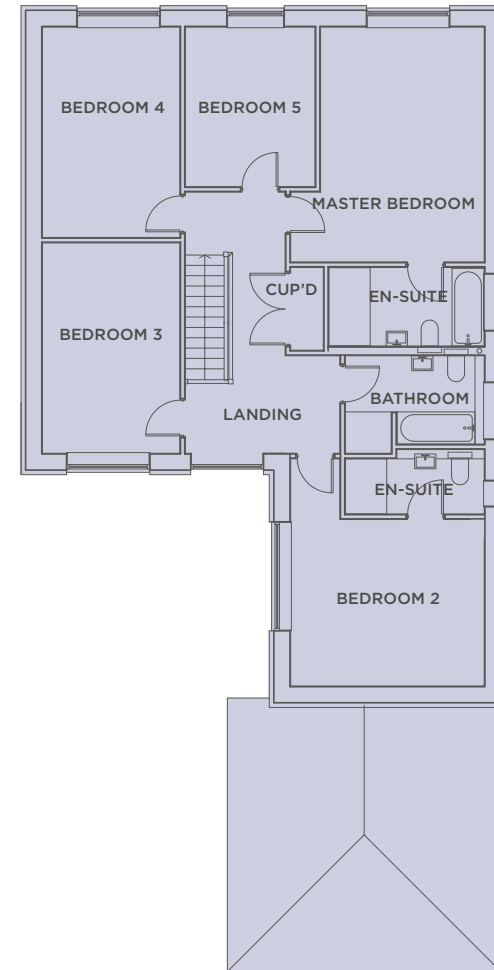
The image shows a typical Cubed Homes property.



## GROUND FLOOR



## FIRST FLOOR



## 3 HUDSON PLACE

RECEPTION 1 - 6.57m X 4.2m (21'7" X 13'9")

RECEPTION 2 - 4.29m X 2.98m (14'1" X 9'9")

KITCHEN/BREAKFAST AREA - 9.61m X 4.86m (31'6" X 15'11")

MASTER BEDROOM - 5.11m X 4.2m (16'9" X 13'9")

BEDROOM 2 - 4.94m X 4.23m (16'2" X 13'11")

BEDROOM 3 - 4.6m X 2.99m (15'1" X 9'10")

BEDROOM 4 - 4.58m X 2.99m (15'0" X 9'10")

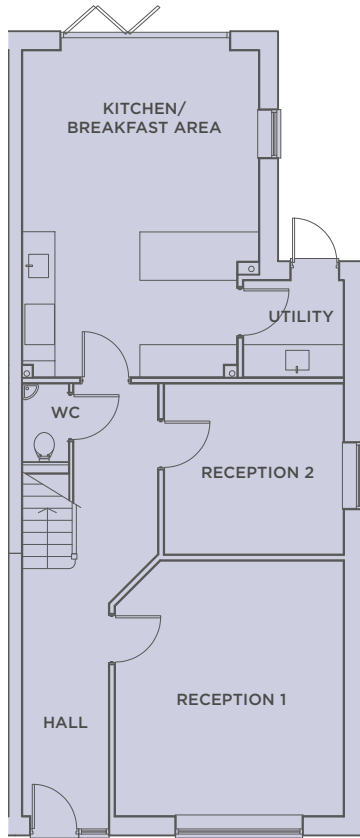
BEDROOM 5 - 3.47m X 2.82m (11'5" X 9'3")

GARAGE - 5.74m X 5.63m (18'10" X 18'6")

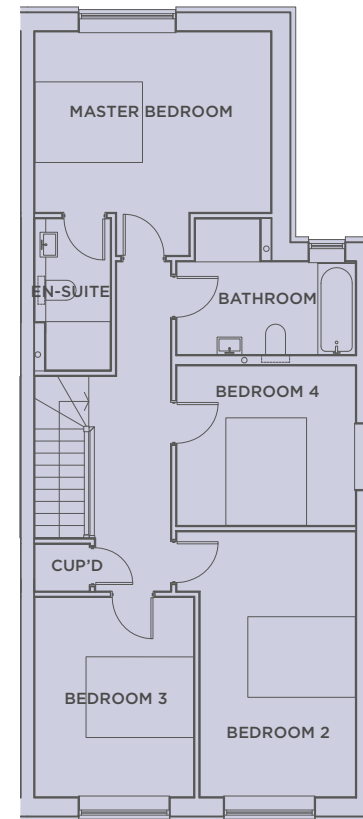
TOTAL FLOOR AREA EXC. GARAGE: 220.80sq.m (2376sq.ft)



## GROUND FLOOR



## FIRST FLOOR



## 4 HUDSON PLACE

RECEPTION 1 - 4.72m X 4.23m (15'6" X 13'11")

RECEPTION 2 - 3.32m X 3.16m (10'11" X 10'4")

KITCHEN/BREAKFAST AREA - 6.06m X 4.38m (19'11" X 14'4")

MASTER BEDROOM - 4.38m X 4.15m (14'4" X 13'7")

BEDROOM 2 - 4.92m X 3.3m (16'2" X 10'10")

BEDROOM 3 - 3.7m X 2.95m (12'2" X 9'8")

BEDROOM 4 - 3.32m X 2.97m (10'11" X 9'9")

TOTAL FLOOR AREA: 156.00sq.m (1680sq.ft)

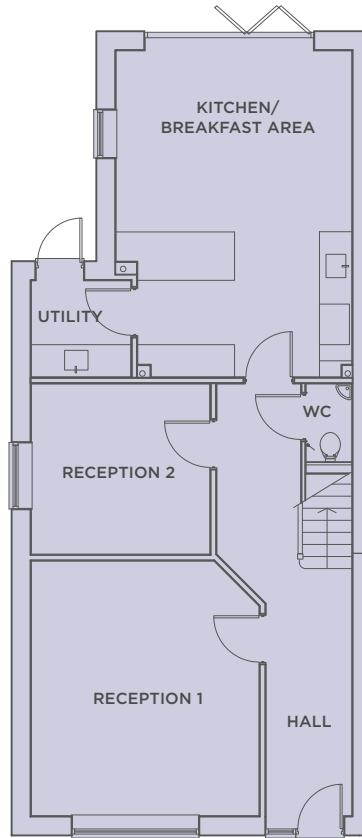




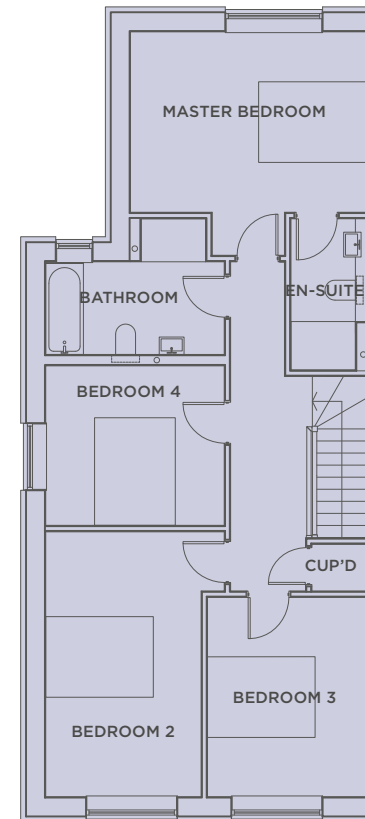




## GROUND FLOOR



## FIRST FLOOR



## 5 HUDSON PLACE

RECEPTION 1 - 4.72m X 4.23m (15'6" X 13'11")

RECEPTION 2 - 3.32m X 3.16m (10'11" X 10'4")

KITCHEN/BREAKFAST AREA - 6.06m X 4.38m (19'11" X 14'4")

MASTER BEDROOM - 4.38m X 4.15m (14'4" X 13'7")

BEDROOM 2 - 4.92m X 3.3m (16'2" X 10'10")

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TOTAL FLOOR AREA: 156.00sq.m (1680sq.ft)



## ATTENTION TO DETAIL

Each Cubed Homes' property is built with close attention to every detail and comes with an array of features. All properties are backed with a 10 Year Warranty by Build Zone.

Cubed Homes are all built using traditional masonry construction, concrete ground floors and solid internal walls at ground floor level, with two coat wet plaster finish to all masonry walls. Ceiling heights are generous, and the windows are correspondingly larger for correct proportions increasing the view out and the amount of light coming in. Additional floor-bracing to upper floors, the highest levels of insulation, attention to acoustic integrity and air-tightness along with solid internal doors throughout add to the robustness and quality feel of all our homes. Externally, high quality aluminium windows and facing materials are used to ensure that your home stands the test of time.

### Kitchen/Breakfast area & Utility room

- The kitchen is equipped with a range of Crown Zeluso wall and floor cabinets, plus an island unit/bar, all with solid quartz worktops and upstands.
- Fully integrated NEFF appliances to include gas hob, twin hide and slide ovens (double oven to 4 and 5 Hudson Place), extractor hood, full height fridge, under counter/full height freezer or an American fridge freezer (to 2 and 3 Hudson Place), a dishwasher and Caple wine cooler (to 1, 2 and 3 Hudson Place).



- Carron stainless steel under mounted sink with Franke chrome tap.
- Porcelain floor tiles to kitchen/breakfast area and utility room.
- Utility room with range of quality base units, solid quartz worktops and upstands, stainless steel sink and space for a washing machine and tumble dryer.

### Bathroom, En-suites & Cloakroom

- Luxurious white bathroom suites by Villeroy and Boch with contemporary Hansgrohe chrome fittings.
- Heated chrome towel rails provided to the bathroom and en-suites.
- Mirror and shaver socket to the bathroom and en-suites.
- Porcelain wall tiles to the bathroom, en-suites and cloakroom.
- Amtico flooring to bathroom, and en-suites

### Entrance Hall & Cloakroom

- Porcelain floor tiles to entrance hall, and cloakroom.

### Electrical & multimedia

- LED downlighters provided to the hall, kitchen/breakfast area, utility room, study, all bathrooms and en-suites. Pendant light provided to all other rooms.
- TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included). Further data points, wired back to a central point, provided in the kitchen/breakfast area and all bedrooms.

### Heating & hot water

- Energy efficient gas-fired central heating system, via underfloor heating to the ground floor and radiators with thermostatic controls to the upper floors. Hot water is provided via a pressurised hot water cylinder.









### Peace of mind

- Wiring for an alarm system is provided to the house.
- All windows and external doors with multi point locking system.
- External lighting provided to all the external doors.
- Mains smoke alarm fitted to the hall and landing.
- Mains heat detector provided to the kitchen/breakfast area and carbon monoxide detectors provided close to the boiler.

### Finishing touches

- Aluminium panelled front door and quality double glazed aluminium framed windows.
- Aluminium framed folding/sliding doors provided to the kitchen/breakfast area.
- High quality veneered oak internal doors with chrome fittings.
- Flue system built in ready to accept a wood burning stove 1 Hudson Place.
- Bespoke locally made staircase with oak handrail, and glass infill panels.
- Loft hatch with ladder.

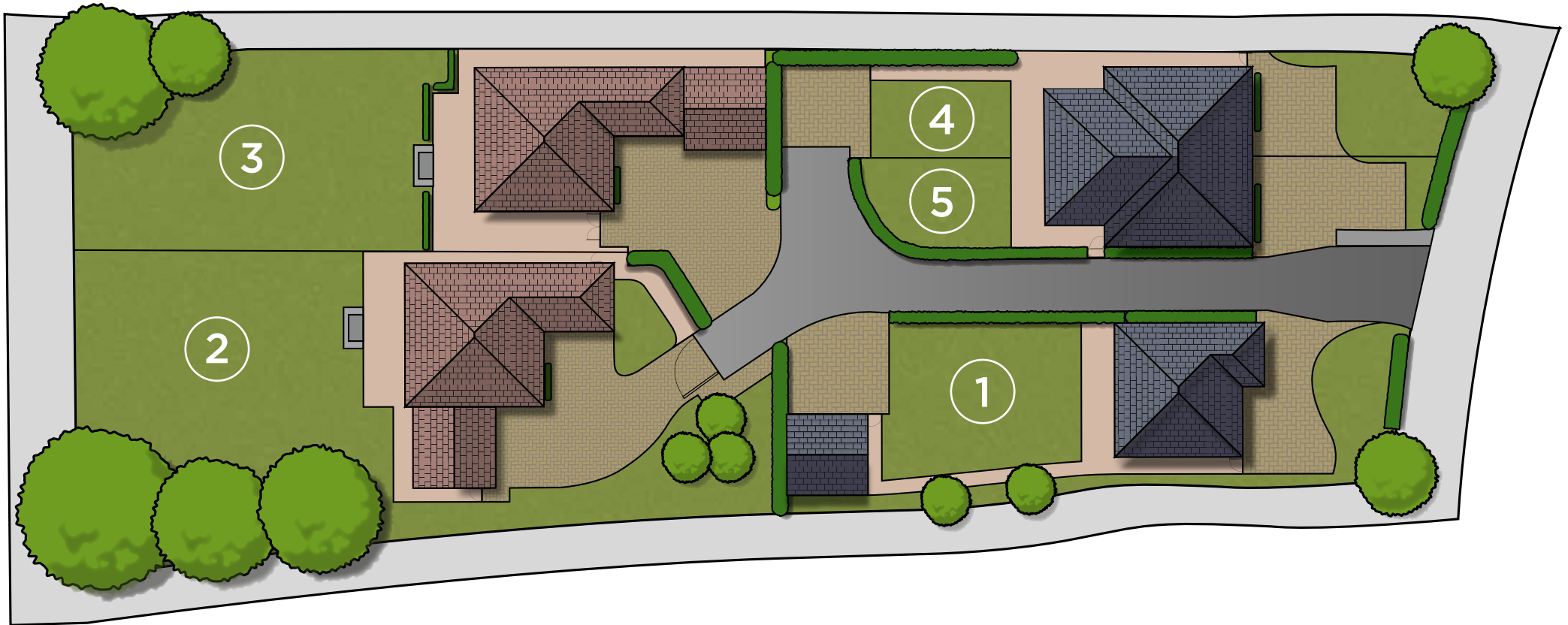
### External features

- Paved driveways.
- Timber fencing to boundaries, with facing brickwork retaining walls and garden walls where appropriate.
- Patio area in Indian sandstone.
- Garaging with power and lighting plus remote control electrically operated 'up and over' door. 1, 2 and 3 Hudson Place.
- Handmade clay roof tiles/natural slate tiles.

### Tenure and services

- Freehold.
- Properties connected to electricity, gas, water and mains foul drainage.

# SITE PLAN





# CUBED HOMES DELIVERING EXCELLENCE

Cubed Projects LLP, incorporating Cubed Homes are a privately owned company specialising in the development of residential property in the South-East of England. We build quality one-off houses to large residential schemes with mixed-use elements.

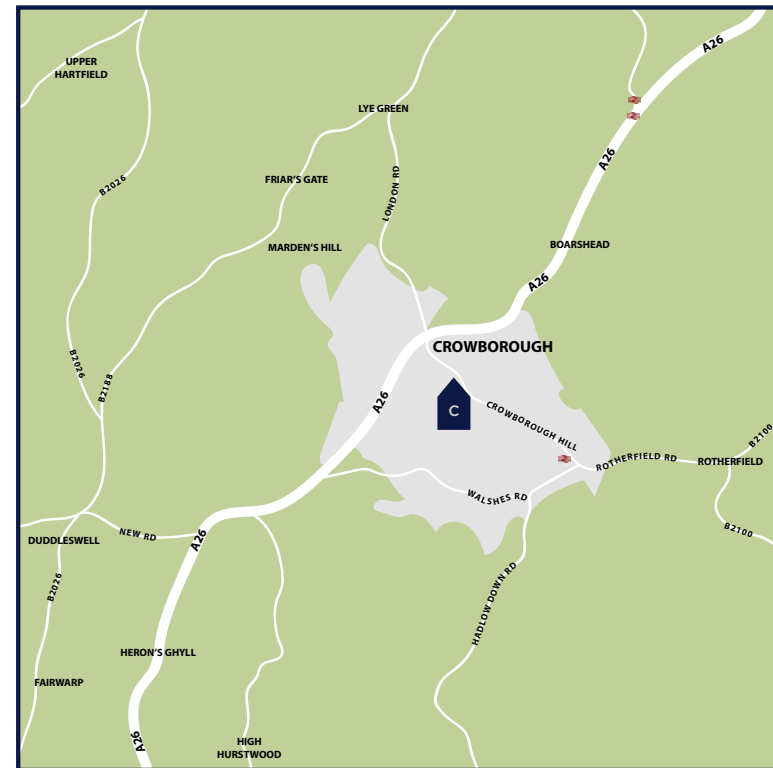
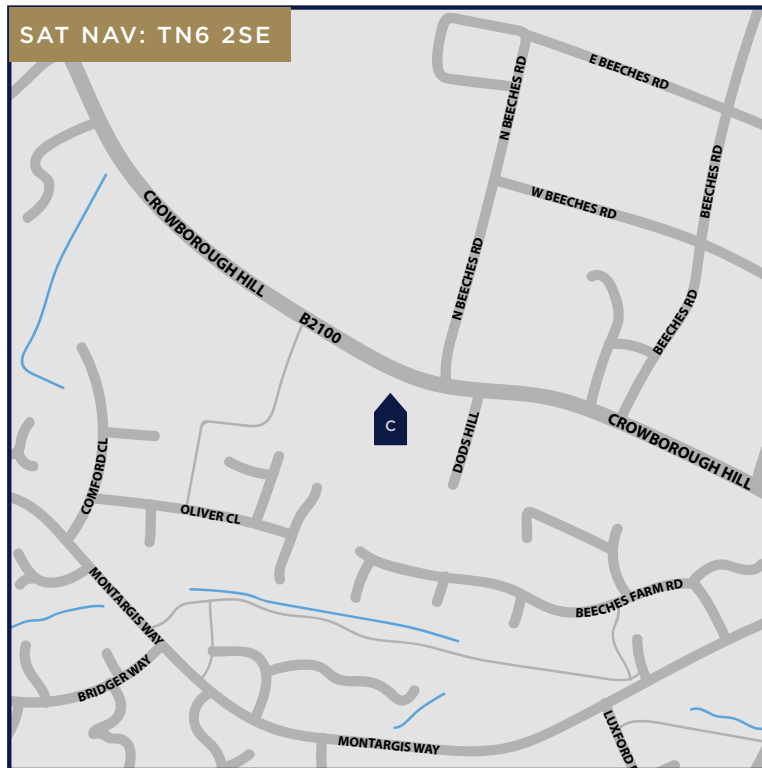
Each Cubed Homes property is meticulously planned and built to the highest standards with close attention to every detail. Our homes are individually designed specifically to suit today's modern lifestyles - maximising space and light. All our homes are backed with a 10 Year Warranty.



Attention to detail and adding that personal touch is key to our business. We provide our customers with a professional service and deliver an excellent product.

Whether you are a first time buyer, executive or established family looking for your perfect home, Cubed Homes have a well deserved reputation for building elegant properties with lasting quality.

Our schemes enhance their existing surroundings and we are committed to designing in sustainability and a greener way of living. Creating your perfect home.



For more information or viewings please contact our selling agent:



**WOOD & PILCHER**

01892 665666  
www.woodandpilcher.co.uk

**WWW.CUBEDHOMES.CO.UK**



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