



**Lanark Crowborough Road, Nutley**  
Uckfield

Offers in Region of **£640,000**

**MANSELL  
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# Lanark Crowborough Road

Nutley, Uckfield

A beautifully positioned 1950's 4 bedroom 2 bathroom detached country home enjoying stunning far reaching views across the Ashdown Forest, occupying a generous corner plot with a detached garage and a spacious 2 bedroom detached lodge/annex.

Lanark is believed to have been built in the 1950's on a triangular shaped plot enjoying complete seclusion and fine rural views. The property has been largely extended to a contemporary fashion to the rear and significantly improved by the current owners. There is a versatile family room/4th bedroom on the ground floor which is served by a shower room found nearby. The Lodge is found to one side of the plot and enjoying a private decked terrace to the rear. The building could easily be removed to provide further gardens or parking.

The property is entered via an entrance hallway with the family room/bedroom 4th found nearby. The hallway continues through to the kitchen/breakfast room and a large utility/boot room. There is a dining room, a spacious shower room and an impressive double aspect sitting room with an air-conditioning unit.

The first floor provides a spacious landing with a useful study area, three bedrooms with the principal bedroom having air-conditioning, French doors opening to a private balcony and a walk-in wardrobe. The family bathroom is fitted with a modern white suite.

EPC rating D, Council tax band D

Services: LPG heating and mains drainage





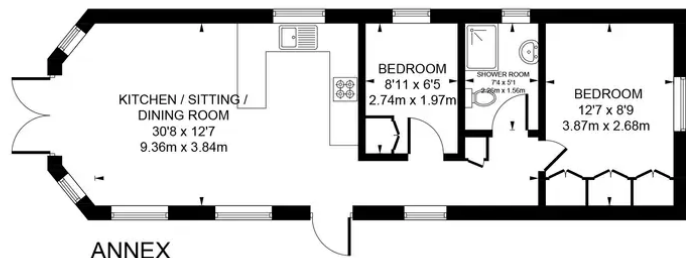
# Crowborough Road, Nutley, East Sussex, TN22

Approximate Gross Internal Area = 174.5 sq m / 1878 sq ft

Annex / Garage = 62.3 sq m / 672 sq ft

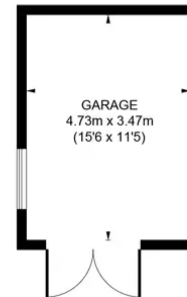
Total = 236.8 sq m / 2550 sq ft

Balcony Area = 11.5 sq m / 124 sq ft



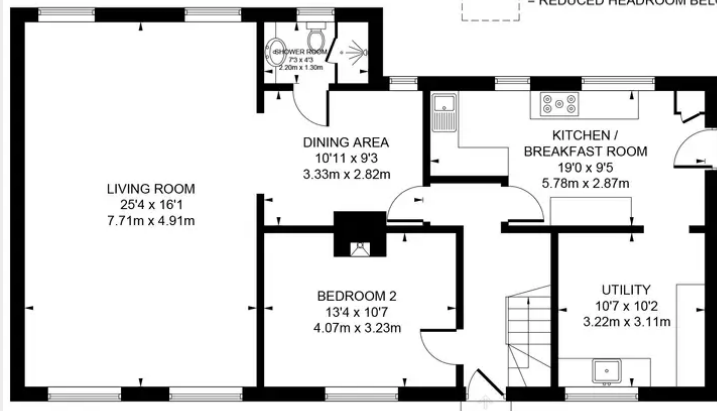
## ANNEX

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

--- = REDUCED HEADROOM BELOW 1.5M / 5'0



## GROUND FLOOR



## FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapLtd.co.uk](http://www.enviromapLtd.co.uk) (ID1010135)

## Mansell McTaggart Uckfield

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