



ALANBANK, LUXFORD ROAD  
CROWBOROUGH - £610,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# Alanbank

Luxford Road,  
Crowborough, TN6 2PP

**Porch - Entrance Hall - Sitting Room - Downstairs Bedroom  
Dining Room - Kitchen - WC - Three Bedrooms - Family  
Bathroom - Garage/Utility - Off Road Parking - Beautiful  
Rear Garden & Log Cabin/Home Office**

Extended over the years and offering versatile accommodation is this substantial and imposing Edwardian family home offering a wealth of characterful and period features to include traditional doors, picture rails, attractive ceiling cornicing and ceiling roses. Characteristically for houses of this period, it is light and spacious and comprises a entrance hall, sitting room with wood burning stove, downstairs bedroom or reception room and a dining room with direct access out to a rear patio. The contemporary high gloss kitchen benefits from an integral eye level oven, microwave and hob and access into a wc. To the first floor are three further bedrooms and a recently updated family bathroom. Externally to the front is the advantage of a garage/utility room and off road parking. To the rear is a large mature garden offering a great deal of seclusion along with an array of colourful plants and shrubs, two patio areas and a log cabin/home office.

A recently glazed composite door with glass arch over opens into:

#### **PORCH:**

Quarry tiled flooring, coats hanging area and large oak door opens into:

#### **ENTRANCE HALL:**

Coir matting, fitted carpet and a radiator.

#### **SITTING ROOM:**

Wood burning stove with wooden mantel and stone hearth, fitted carpet, two radiators, three wall lights and large box bay double glazed window to front with fitted plantation shutters.

#### **BEDROOM OR RECEPTION ROOM:**

Fitted wardrobe with hanging rail and shelving, wood flooring, radiator and double glazed sash windows overlooking patio to rear with fitted roller blind.



**DINING ROOM:**

Fitted cupboards, one housing electric consumer unit, understairs cupboard with shelving perfect for storage, wooden flooring, radiator and large double glazed door leading out to the patio.

**KITCHEN:**

A contemporary high gloss fitted kitchen comprising a range of high and low level units, solid wood roll top worksurfaces, one and half bowl Butler sink with mixer tap, eye level fan assisted oven with fitted microwave above, 4-ring gas hob with extractor fan above, integrated low level fridge, part quarry tiled flooring, part wooden flooring, recessed LED spotlights, radiator, dual aspect with double glazed windows to front and side along with double glazed door leading out to the patio and garden beyond.

**WC:**

Low level wc, sink and mixer tap with tiled splashback set into vanity unit, continuation of quarry tiled flooring, radiator and obscured double glazed window to side.

Staircase fitted with Roger Oats Design carpet rises to:

**FIRST FLOOR LANDING:**

Large hatch to part boarded loft with light, fitted carpet and a radiator.

**MAIN BEDROOM:**

A beautiful large bedroom with fitted carpet, radiator, window to side with roller blind and a large box bay window to front with fitted plantation shutters.

**BEDROOM:**

Large built in double wardrobe with hanging rail and shelving, fitted carpet, radiator and double glazed sash windows with fitted blind overlooking rear garden.

**BEDROOM:**

Fitted cupboard housing recently installed Worcester Bosch boiler with slatted shelving, fitted carpet, radiator and enjoying a dual aspect with sash window to side and double glazed high level window to rear both with fitted roller blinds.

**FAMILY BATHROOM:**

Recently installed low level bath with rainfall showerhead over and additional handheld shower attachment, low level wc, sink set into a vanity unit, chrome heated towel rail, fully tiled walling, tiled flooring and obscured double glazed window to side.

**OUTSIDE FRONT:**

Selection of raised flower beds to borders and hedge boundaries along with a brick paved driveway with off road parking for two vehicles and access into the garage/utility.

**GARAGE/UTILITY:**

Accessed via a recently fitted rollmatic garage door with wall mounted electric consumer unit and a range of high and low level units with space for a washing machine, freezer and fridge along with a double glazed window and door overlooking the patio area.



### OUTSIDE REAR:

A real feature of the property is the extensive and secluded L-shaped rear garden that includes a log cabin/home office offering heating, electric points, tv point and under floor and roof insulation. In addition is a large paved patio ideal for outside entertaining which in turn leads onward to an area of garden which is principally laid to lawn with an array of mature planting, raised flower beds to borders, further paved patio area and all being enclosed by hedge and fence boundaries.

### SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

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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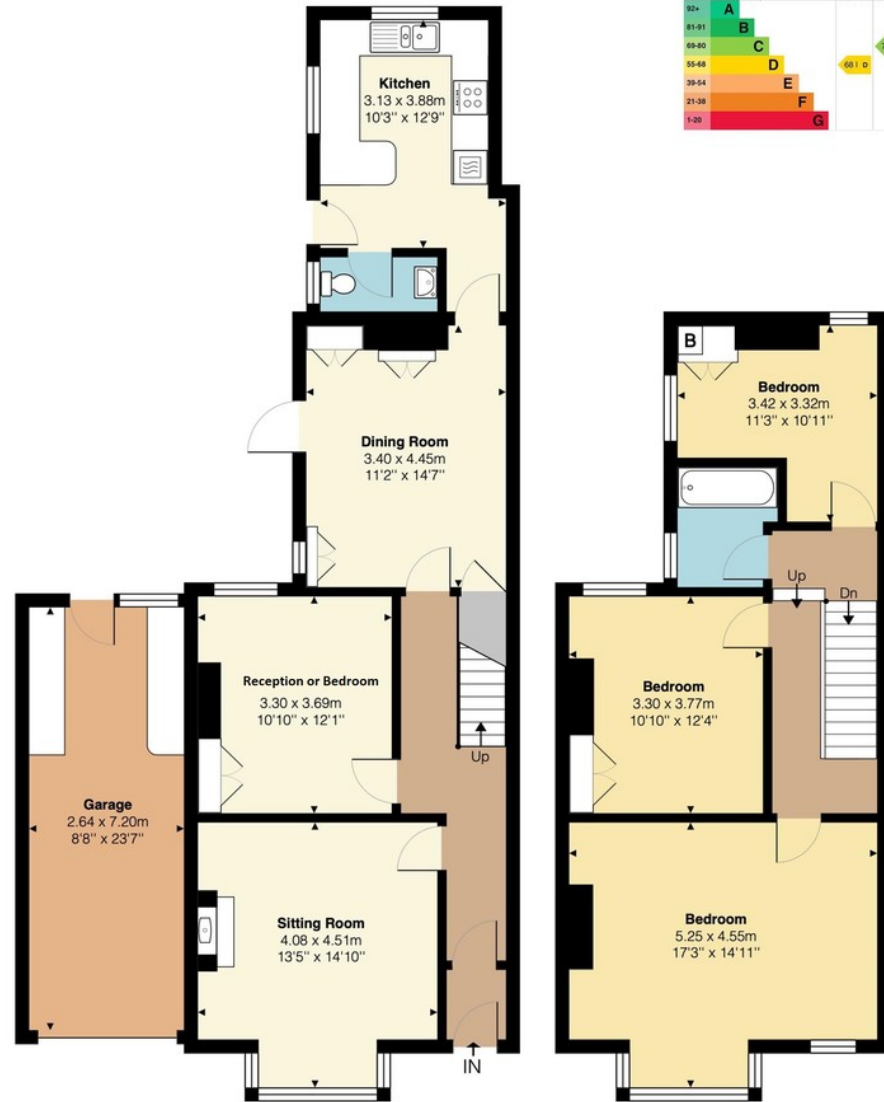
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**Ground Floor**  
Approx Internal Area  
1003 sq ft (93.2 sq m)  
(Including Garage)

**First Floor**  
Approx Internal Area  
613 sq ft (57 sq m)

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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