

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



**Luxford Lane, Crowborough, TN6 2PE**

- ▼ Detached Bungalow
- ▼ Two Bedrooms
- ▼ Fibre Optic Broadband
- ▼ Large Rear Garden
- ▼ Previous Planning Permission
- ▼ Sought After Location



### **EPC RATING**

Current:

Potential:

EPC Awaited

**£505,000**



## Luxford Lane, Crowborough, TN6 2PE

A beautifully presented detached two-bedroom bungalow, set on a generous plot in a highly sought-after location. This bright and spacious home offers versatile living accommodation, ideal for those seeking a peaceful yet well-connected setting. The bungalow features two well-proportioned double bedrooms, a modern shower room, and a stylish kitchen with ample space for a dining table, overlooking the front garden. A large lounge at the rear enjoys views of the garden, while a cosy snug with patio doors provides direct access to the outdoor space—perfect for relaxing or entertaining. Externally, the property benefits from off-road parking for multiple vehicles, a garage, and a substantial rear garden. The garden is predominantly laid to lawn, with a generous patio area directly accessible from the property—ideal for al fresco dining and enjoying the outdoors. In addition, the bungalow offers potential to extend into the loft (subject to the necessary planning permission), providing an exciting opportunity to further enhance the space and value of the home. A rare opportunity to acquire a spacious bungalow in a desirable area.

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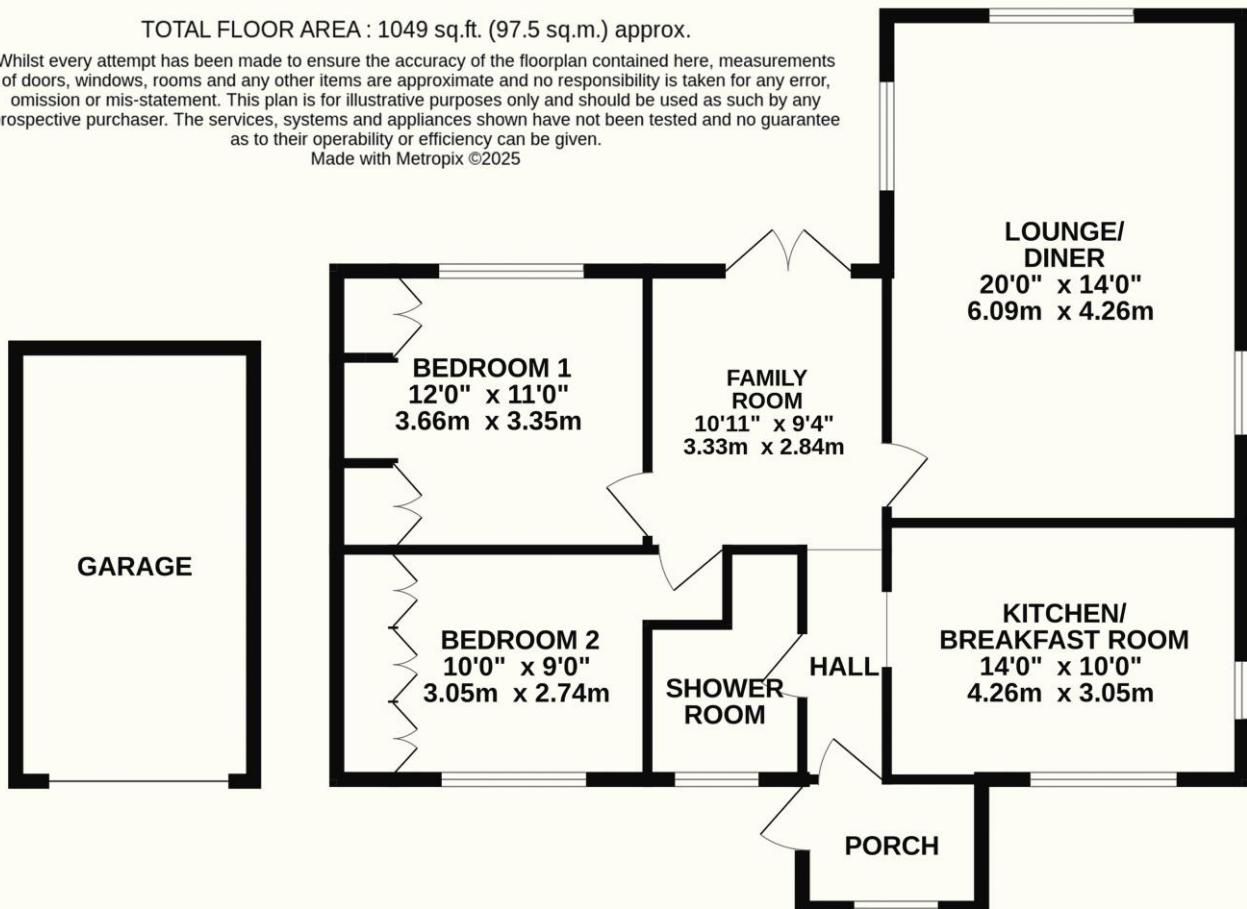




TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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[info@peteroliverhomes.co.uk](mailto:info@peteroliverhomes.co.uk)

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