



cubitt & west
Land & New Homes

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VIEWING: Strictly by appointment through Cubitt & West, 2 London Road, Crowborough, East Sussex TN6 2TT

Agent's Note: This development consists of different property styles and the photographs and floor plans shown are for general guidance only. All the floor plans and the room sizes shown have been taken from plans prior to construction and their accuracy cannot be confirmed. This brochure and the information contained within does not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.



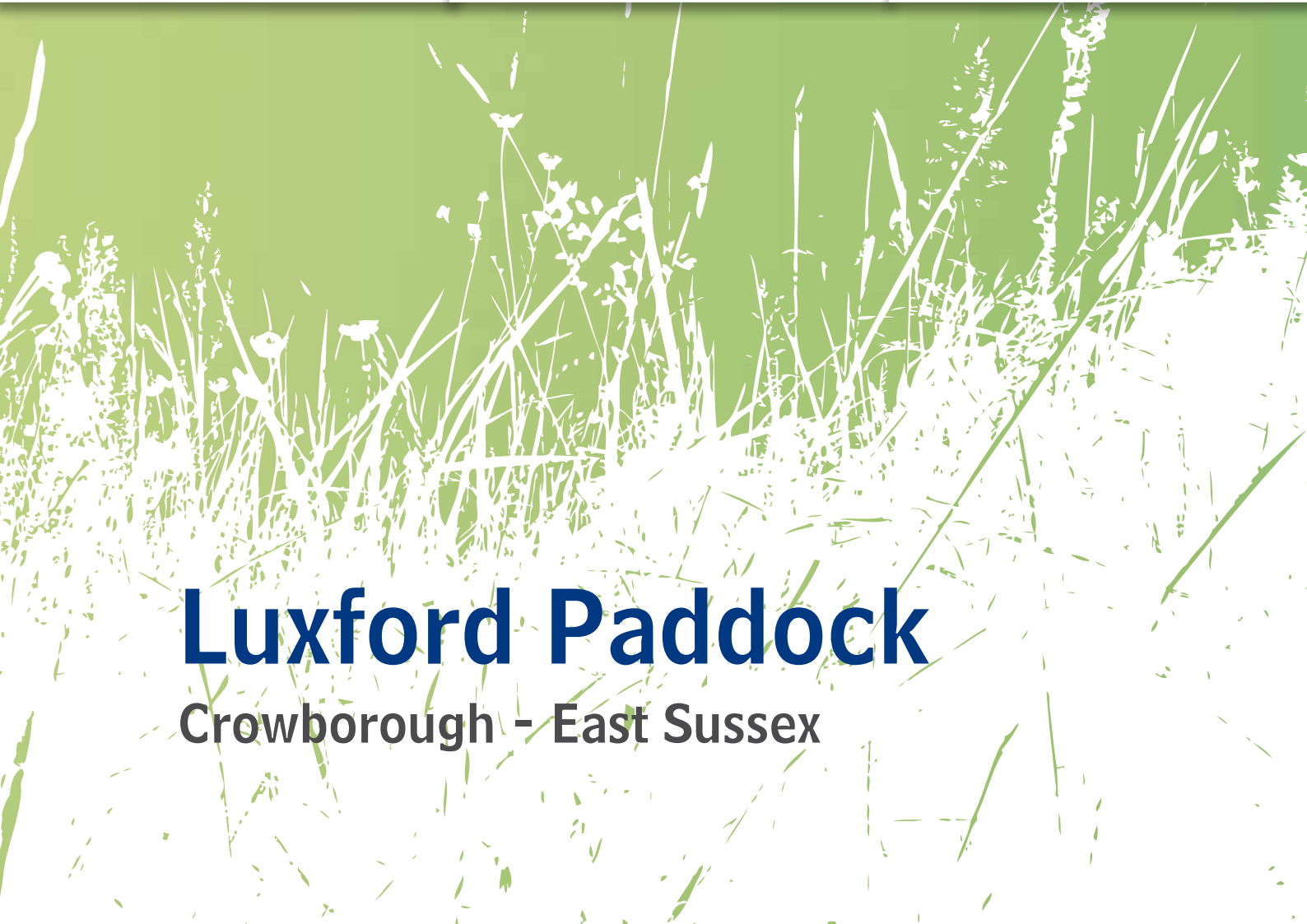
BILLINGS
GROUP

&

F.C. STARK LIMITED

“A hidden gem in the bustling town of Crowborough nestled amongst the Ashdown Forest Countryside.”

This exciting development is
**READY TO VIEW
NOW!**
**CALL 01892
613361**



Luxford Paddock

Crowborough - East Sussex



Luxford Paddock, off Lincolns Way,
Crowborough, TN6 3AQ

*An exclusive development of 14,
three bedroom homes set at the end
of highly sought-after Lincoln Way,
Crowborough.*



Crowborough

If location is everything, then the rural market town of Crowborough has got it all. Just 35 miles south of London, and an hour from the capital by train, it is ideal placed for commuting. Yet at the same time, the town is surrounded by quintessentially English countryside - much of it encompassed within the High Weald Area of Outstanding Natural beauty.

But it doesn't end there... While Crowborough's thriving High Street easily caters for all your day to day needs,

the sophisticated shopping and elegant architecture of Royal Tunbridge Wells are just 7 miles away. Gatwick Airport is about a 40-minutes drive, while Eastbourne and Brighton are also both within easy reach.

Train times from Crowborough station according to National Rail:
East Croydon 46 mins
Gatwick Airport 1 h 06 mins
London Bridge 1 h 03 mins

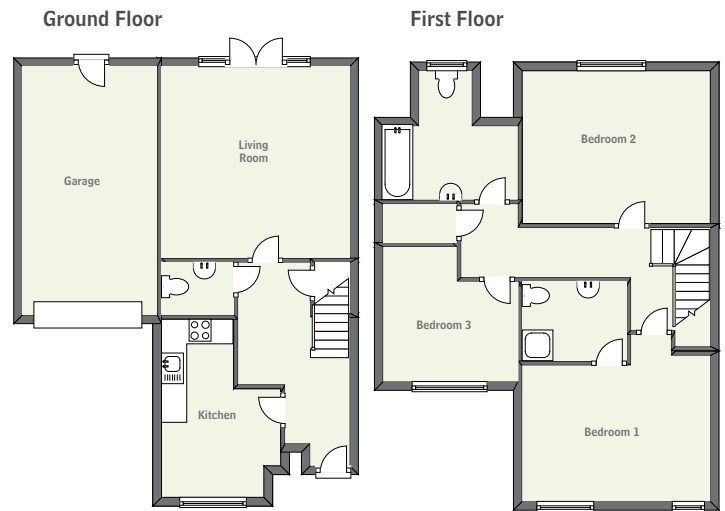
Specification:

- Contemporary fully fitted kitchens
- Stylish bathrooms with ensuite shower rooms to most master bedrooms
- Flooring included throughout

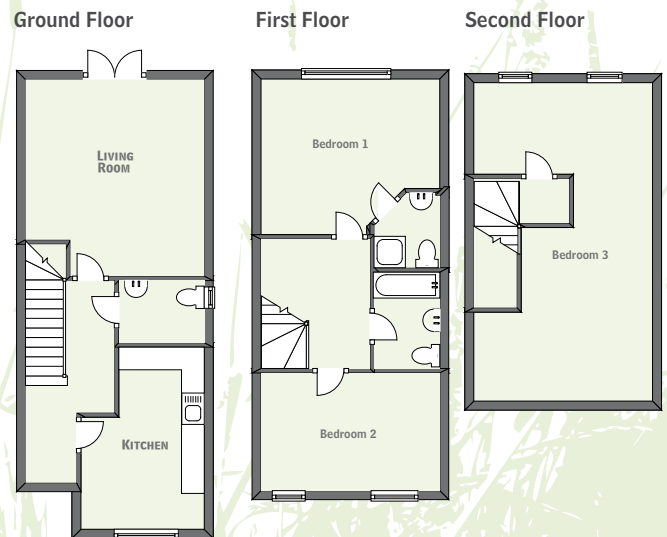
Plots 1, 2, 8, 9, 13, 14



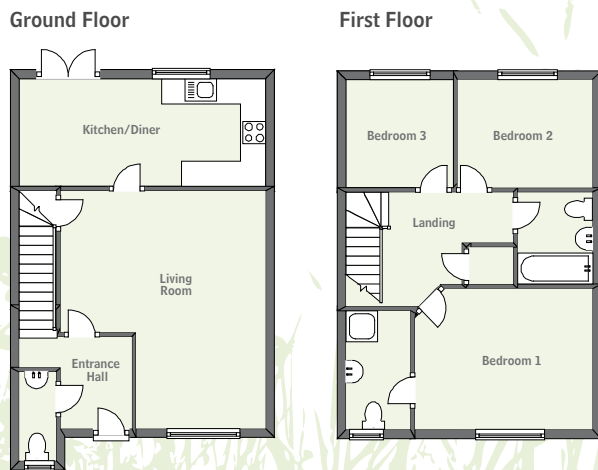
PLOTS 6, 7, 11, 12



PLOTS 5, 10



PLOTS 3, 4



Plots	Room	ft	m
1, 2, 8, 9, 13, 14	Living / Dining	13'8 x 13'2	4.17 x 4.01
	Kitchen	10'6 x 8'10	3.21 x 2.70
	Bed 1	13'2 x 13'1	4.03 x 4.01
	Bed 2	13'3 x 8'5	4.04 x 2.57
	Bed 3	12'6 x 8'6	3.82 x 2.60
3, 4	Living	17'6 x 14'7	5.34 x 4.45
	Kitchen / Dining	17'11 x 8'1	5.46 x 2.92
	Bed 1	12'1 x 10'3	3.69 x 3.13
	Bed 2	9'8 x 8'1	2.95 x 2.47
	Bed 3	8'1 x 7'10	2.47 x 2.39

Plots	Room	ft	m
5, 10	Living / Dining	14'5 x 13'2	4.39 x 4.02
	Kitchen	13'4 x 8'11	4.07 x 2.73
	Bed 1	13'2 x 11'4	4.02 x 3.47
	Bed 2	13'2 x 8'6	4.02 x 2.61
	Bed 3	23'2 x 9'6	7.07 x 2.90
6, 7, 11, 12	Living / Dining	14'4 x 13'2	4.39 x 4.01
	Kitchen	13'4 x 9'0	4.08 x 2.74
	Bed 1	13'1 x 9'7	4.00 x 2.92
	Bed 2	13'2 x 11'4	4.02 x 3.47
	Bed 3	10'0 x 8'5	3.05 x 2.58