



21 Home Farm Court
Frant, East Sussex

CHAIN FREE and offered with a new 999 year lease – A spacious 2 Double bedroom bungalow forming part of an impressive residential development for the over 55's in the desirable location of Frant. With the added benefit of a good-sized private courtyard to the rear, garage en-bloc, and onsite resident manager.



Guide price £450,000 Leasehold

Situation:

The house forms part of an impressive residential development for the over 55's set in a sought-after private park in Frant, a highly regarded village with a picturesque green, local post office, pubs, and an ancient Church. Tunbridge Wells is approximately 2.5 miles distant providing a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

Description:

A noticeably spacious and well-maintained property which is light and airy throughout.

The accommodation includes, on the ground floor; an entrance hall with storage cupboard, feature Georgian style window, and adjacent shower room with walk in shower, pedestal wash basin, and low level w/c; a good-sized kitchen with a range of wall and base units with complementary work surfaces, inset sink with mixer tap over, integrated double oven and four ring hob with tiled splashback and space for a fridge/freezer, dishwasher, and washing machine; a noticeably spacious living room extending to over 18Ft with feature fireplace with polished stone hearth and space for an electric fire, double glazed Georgian style doors providing access to the garden, and additional well-proportioned dining area.

The property has two good-sized double bedrooms and a 'Jack and Jill' en suite bathroom featuring a slipper bath with shower over, low level w/c, bidet, pedestal wash basin, attractive wall tiling, electric heated towel rail, and adjacent airing cupboard.

The front of the property offers views of the well-maintained communal gardens, and to the rear is a private good-sized low maintenance courtyard with retaining wooden picket fencing with mature plants and shrubs.

The property also benefits from a garage en-bloc, parking, and use of the attractive communal gardens and grounds extending to some 8 acres.

Services: Mains water and electricity

Local Authority: Wealden District council

Current EPC Rating: D

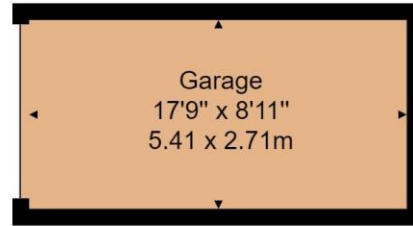
Directions: The postcode of the property is TN3 9DQ

Viewing: Strictly by appointment through Green Lizard (01892 619888)

Tenure: Leasehold, lease 999 years, service charge £3475.80pa, ground rent £53pa

01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 972 sq. ft / 90.3 sq. m
Garage Approx. Internal Area 157 sq. ft / 14.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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