



**25 Home Farm Court**  
Frant, East Sussex



CHAIN FREE – A spacious 2 double bedroom home forming part of an impressive residential development for the over 55's in the desirable location of Frant, with the added benefit of attractive views, garage en-bloc, and onsite resident manager.

## Guide price £395,000 Freehold

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

The accommodation includes, on the ground floor; an entrance hall with storage cupboard with hanging hooks for coats; a good-sized kitchen with attractive views of greenery, a range of Shaker style wall and base units with complementary work surfaces, attractive gloss tile splashbacks, stainless steel sink and drainer, and integrated appliances including Neff double ovens, Bosch hob with stainless steel extractor, Bosch dishwasher, full size fridge and freezer, and Bosch washing machine; an inner hallway with adjacent downstairs bathroom featuring a walk in shower, low level w/c, wash basin with mixer tap over, stainless steel heated towel rail, and attractive wall tiling; a well-proportioned living room which is light and airy, feature electric fireplace with attractive wood mantle, and French doors providing access to the garden; and a dining room with large windows providing a good deal of natural light.

On the first floor is a landing with adjacent easily accessible large storage area, two good-sized double bedrooms both with fitted wardrobes, and a bathroom with walk in shower, low level w/c, wash basin with mixer tap over, stainless steel heated towel rail, and attractive wall tiling.

The front of the property offers views of delightful areas of greenery, and to the rear is a low maintenance garden bordered by a picket fence and gate with attractive views of the well-maintained communal gardens. 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)

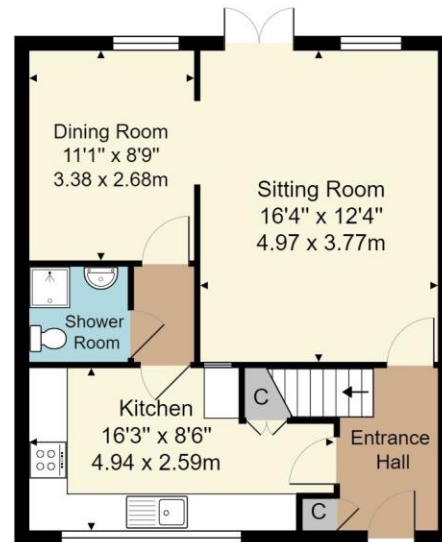
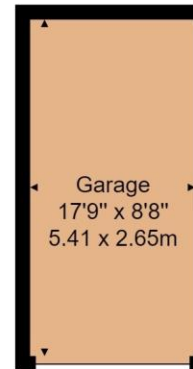
**Tenure:** Freehold with a 99 year lease granted from 01/04/85, service charge £2663.76pa, no ground rent



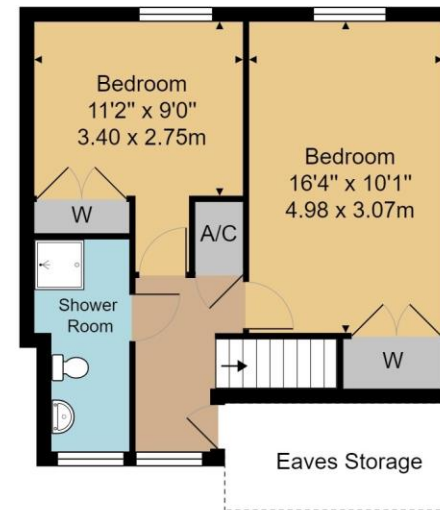
01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		75
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 987 sq. ft / 91.7 sq. m  
Garage Approx. Internal Area 154 sq. ft / 14.3 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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