



8 Shernfold Park
Frant, East Sussex



An elegant and well-presented 2/3 bedroom apartment offering versatile accommodation forming part of an impressive Grade II listed Victorian mansion set in a much sought after private park in Frant, with views across the High Weald countryside, and being set in around 8 acres of communal gardens and grounds.

Guide price £450,000 Share of Freehold



Situation:

The apartment forms part of an impressive Grade II Victorian mansion 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. There are also several well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

Description:

Set within this magnificent and imposing listed building, this elegant and beautifully flowing apartment is located on the first floor and offers versatile and spacious accommodation throughout.

The property is accessed via a well-maintained communal area and the accommodation includes a spacious entrance hall; a light and airy living room with marble surround feature fireplace and two original sash windows with views of the surrounding countryside; a well-proportioned dining room which could be utilised as a third bedroom if required, and a well-appointed kitchen with a range of shaker style wall and base units with Neff oven and hob. In addition, there are two further double bedrooms, the master benefiting from fitted wardrobes, and a family bathroom and separate w/c is also located within the apartment.

Outside of the property is a garage en-bloc. There is also use of the attractive communal gardens and grounds extending to over 8 acres.

The apartment also has the significant benefit of being share of freehold.

Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Wealden District council

Council tax band: F (£2576.68)

Current EPC Rating: Exempt

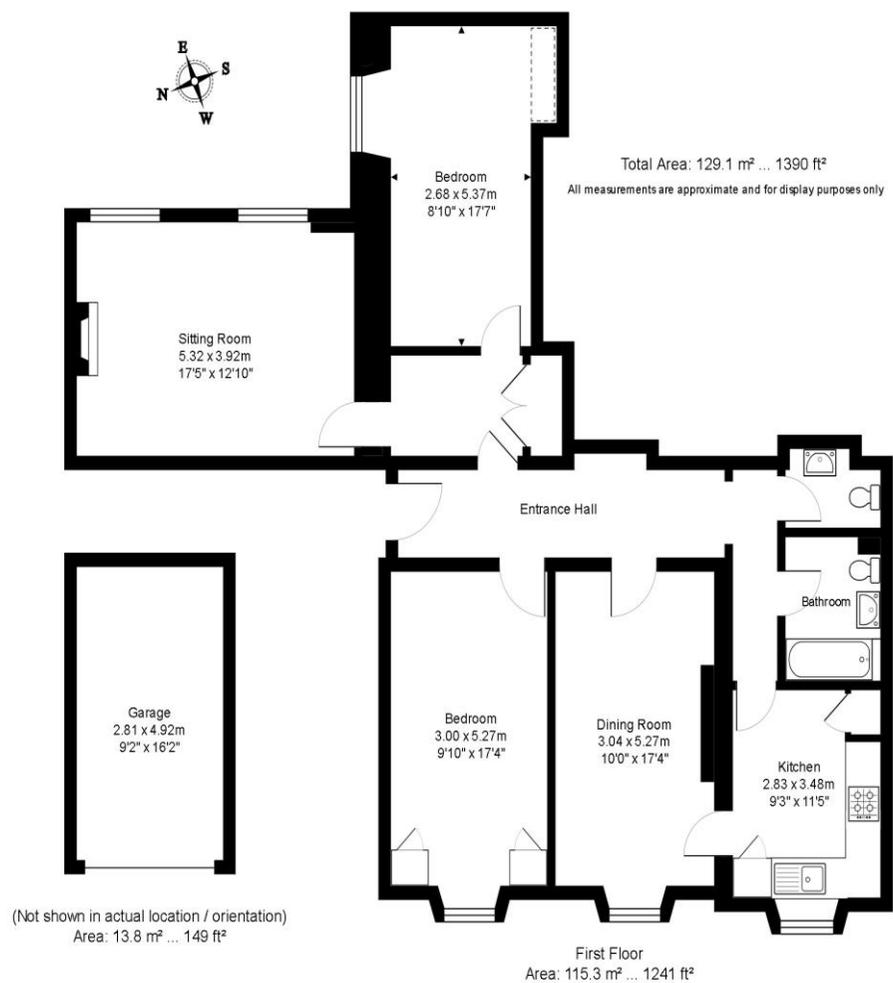
Directions: The postcode of the property is TN3 9DL

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



01892 619888 www.greenlizardhomes.co.uk

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



This plan is not drawn to scale and is for layout guidance only

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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