



5 The Marlpit
Durgates, Wadhurst, East Sussex

A well presented and spacious 3-bedroom 1960s semi-detached house, situated in a tucked away, convenient position on a small no through lane within walking distance of village amenities and the station.

Asking price £485,000 Freehold

Situation: The property is situated on a small lane in a convenient location in the much sought after village of Wadhurst, recently voted the best place to live in the UK, and is within 0.4 miles of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, café, delicatessen, butcher, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre. There is also Co-op convenience store close by.

Wadhurst mainline station is approximately 1 mile distant and provides a regular service to London Charing Cross/Cannon Street in an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: 5 The Marlpit is a semi-detached house built in 1968 with external elevations of brick and render beneath a tiled roof and double-glazed windows and doors throughout. The house has been much improved by the current owners and provides a well presented and flexible living space of approximately 112sq,m/1205sq,ft, benefiting from off road parking for several cars and a landscaped southeast facing garden.

The accommodation is arranged over two floors and includes an enclosed entrance porch with door leading to an entrance hall with oak flooring, stairs to the first floor and doors to: a good-sized sitting room with oak flooring, a large window overlooking the front garden and glazed doors leading to the dining room; a useful utility room, which has wall and base units, sink, space for appliances and doors to a cloakroom, the kitchen and a side door leading out to the driveway. The well-appointed kitchen/breakfast room has a range of gloss wall and base units, solid oak worksurfaces, integrated appliances including induction hob, electric ovens, larder fridge and dishwasher, breakfast bar and French doors leading out to the rear garden. There is plenty of space for a sofa/chairs and the kitchen is open plan to the dining room, which has built in shelves and glazed doors leading to the sitting room. On the first floor there is a light and spacious landing leading to three bedrooms (two doubles and a single) – the main bedroom has a dressing room, and the second bedroom has an ensuite – and there is a good-sized family bathroom with a separate shower area.

To the front, the property is approached through five-bar gates to a block paved driveway providing off road parking for several cars, bordered with close board fencing and hedging. There is an area of lawn, flowerbeds planted with a variety of shrubs and side access to the rear garden. The rear garden is a real feature of the house, having been thoughtfully landscaped for easy maintenance with an abundance of mature shrubs and plants, various seating areas, lawn and an excellent covered entertaining area outside the kitchen. The garden is fully fenced, has an ornamental pond, a useful outbuilding providing office space and storage and there is a garden shed.

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

Current EPC Rating: D

Local Authority: Wealden District Council (01892) 653311

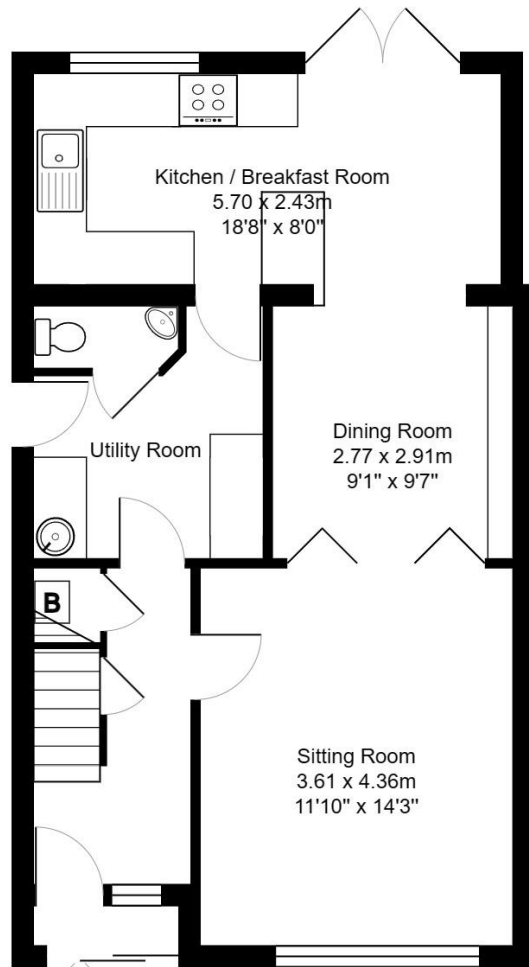
Current council tax band: D (£2,313.37)

Property address: 5 The Marlpit, Durgates, Wadhurst, East Sussex TN5 6UP

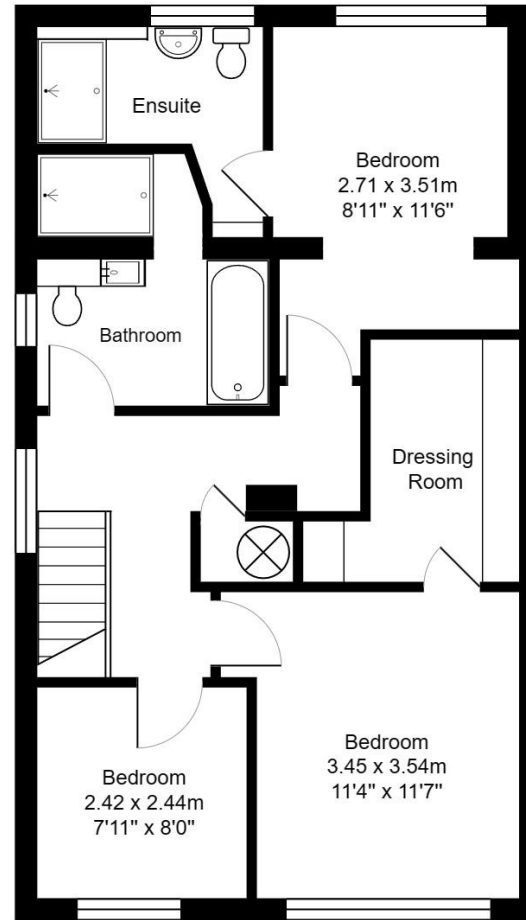


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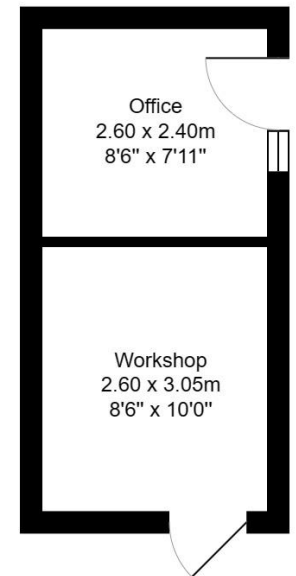
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 55.4 m² ... 596 ft²



First Floor
Area: 55.8 m² ... 601 ft²

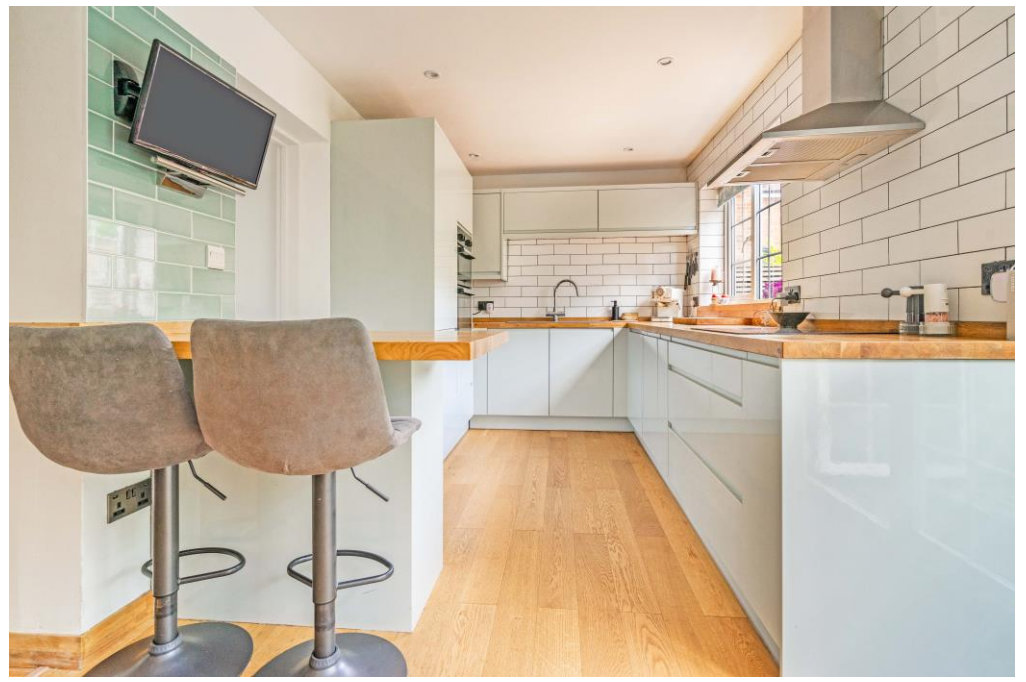


Outbuilding
Area: 14.5 m² ... 156 ft²

Total Area: 125.7 m² ... 1353 ft²
All measurements are approximate and for display purposes 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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