



## The Bolthole

Broadway House, High Street  
Lamberhurst, Kent



A beautifully presented ground floor apartment set in an attractive Grade II listed building, situated in the heart of the village. NO CHAIN.

## Guide price £174,000 Leasehold

### Situation:

The property is situated in the heart of the pretty village of Lamberhurst, which offers a good range of shops and services for everyday needs including a general store, church, primary school, golf course and a number of popular inns.

For the commuter, the A21 offers access to both London and the South coast. Rail services can be found in the villages of Frant and Wadhurst and the towns of Paddock Wood and Tunbridge Wells and provide a regular commuter service to London Charing Cross and Cannon Street in approximately an hour. The regional centre of Tunbridge Wells is just 6 miles distant and provides a wide range of amenities including the historic Pantiles, Royal Victoria shopping centre, a retail park, cinema complex and theatres.

The beautiful surrounding countryside includes some excellent walks and local places of interest, including Scotney Castle and Finchcocks Museum and for those seeking outdoor pursuits, there is 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:

The Bothole is a beautifully appointed ground floor apartment set in Grade II listed building dating from the 1700s with attractive painted brick external elevations and painted timber windows. The property has been extensively and tastefully refurbished to a very high standard and provides a beautifully presented living space that combines period features with contemporary tastes.

The accommodation includes an entrance hall with a storage cupboard and door leading to an open plan kitchen/living area with a superb inglenook fireplace with oak bressummer fitted with a wood burner, oak flooring, a well appointed kitchen with shaker style wall and base units, integrated appliances and a breakfast bar. There is a good-sized double bedroom with fitted wardrobes and a concealed ensuite shower room.

**Services:** Mains water and electricity

**Length of outgoing lease:** 99 years from purchase

**Ground rent and service charges:** N/A

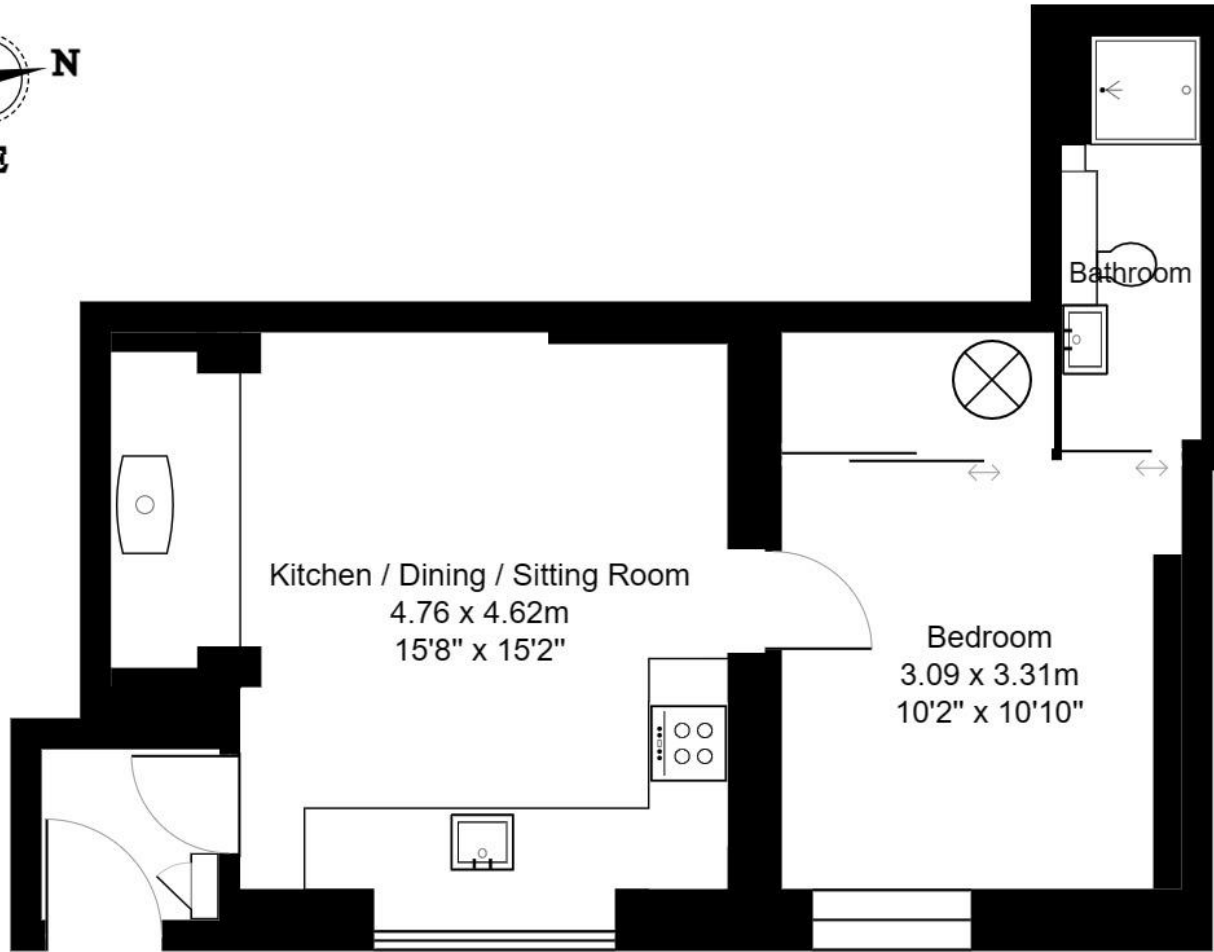
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Current council tax band:** A

**Current energy efficiency rating:** Exempt

**Property address:** The Bolthole, Broadway House, High Street, Lamberhurst, Kent TN3 8EE





### Ground Floor Flat

Total Area: 39.6 m<sup>2</sup> ... 426 ft<sup>2</sup>

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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