



**4 Best Beech Mews**  
Wadhurst, East Sussex

A beautifully appointed two double bedroom mews house, set within a superb development of just six properties, situated within easy reach of village amenities & the mainline station.

## Guide price £400,000 - £425,000 Freehold

### Situation:

4 Best Beech Mews is situated on the outskirts of the much sought after village of Wadhurst in a semi-rural location within 2 miles of Wadhurst High Street.

The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, delicatessen, butcher, pharmacy, bookshop, 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.

For the commuter, Wadhurst mainline station is about 1½ miles distant and provides a regular service to London Charing Cross/ Cannon Street in under an hour. There is also a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast.

The regional centre of Tunbridge Wells is about 7 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:

Forming part of this excellent development of just six properties, which was completed in 2019, 4 Best Beech Mews is a pretty attached mews house of approximately 950 sq.ft, with attractive tile hung and rendered external elevations beneath a tiled roof with double glazed sash windows.

The property offers light, spacious and well appointed accommodation, which is finished to a high standard including oak flooring throughout the ground floor, and benefits from an Ark structural home warranty which has 5 years remaining.

Arranged over two floors, the accommodation includes on the ground floor a spacious entrance hall with a useful storage cupboard, a modern shower room, an open plan sitting room with bi-fold doors leading out to the garden, which leads to a well appointed kitchen/diner with shaker style wall and base units with integrated appliances and solid oak work surfaces. On the first floor there is a good-sized landing, two double bedrooms with fitted wardrobes and a well appointed family bathroom.

Outside there is a private garden with a terrace, which is ideal for outdoor entertaining, with the remaining garden laid to astro turf. The garden has a close board gate and is close board fenced on all sides. The property also benefits from an outbuilding for storage/bins and two allocated parking spaces.

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

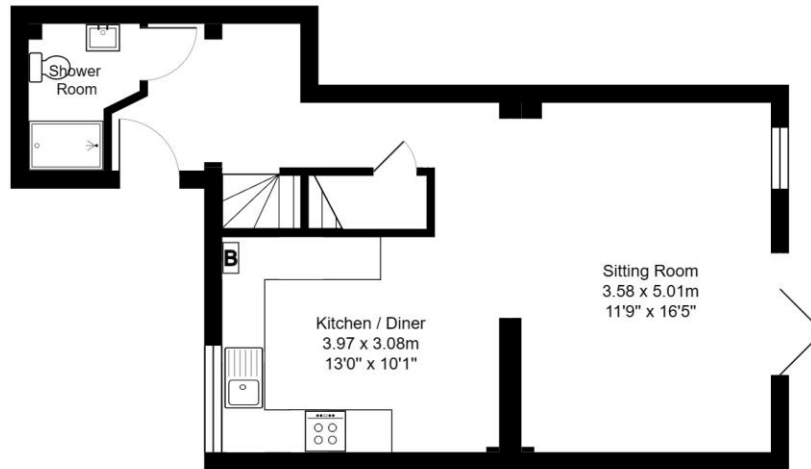
**Local Authority:** Wealden District Council (01892) 653311)

**Current council tax:** D (£170.00 per month)

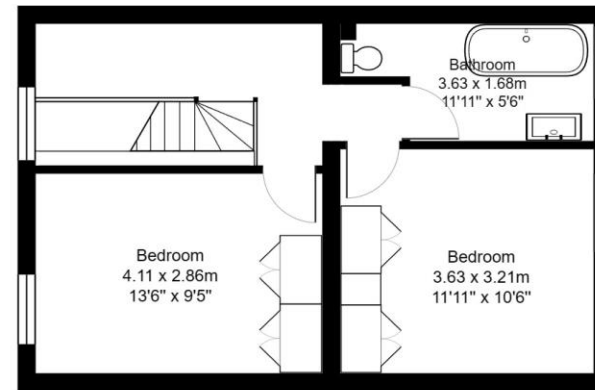
**Current EPC rating:** C

**Property address:** 4 Best Beech Mews, Best Beech Hill, Wadhurst, East Sussex TN5 6JH



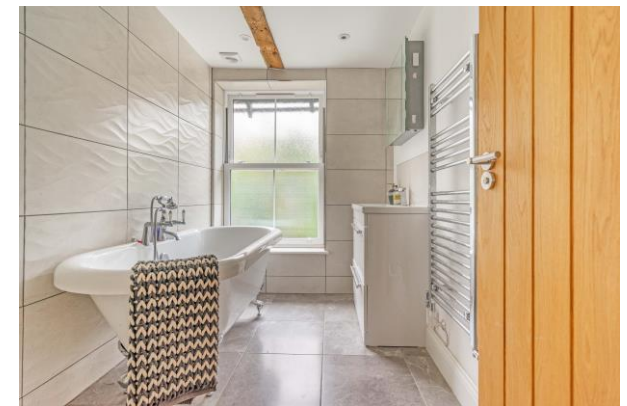


Ground Floor  
Area: 46.5 m<sup>2</sup> ... 500 ft<sup>2</sup>



First Floor  
Area: 40.0 m<sup>2</sup> ... 431 ft<sup>2</sup>

Total Area: 86.5 m<sup>2</sup> ... 931 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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