



**5 Stonegate Court**  
Stonegate, East Sussex

A beautifully presented 3-bedroom attached house with wonderful far reaching views, set within a small courtyard development in the centre of the village within easy reach of amenities and the mainline station. NO CHAIN.

## Guide price £475,000 Freehold

**Situation:** 5 Stonegate Court is situated within a small development of just eight properties in the centre of the much sought after village of Stonegate with its church, village hall, well regarded primary school and mainline railway station.

Burwash and Ticehurst villages are within 3½ and 4 miles respectively, both of which have a selection of local shops and amenities. Wadhurst village lies just over 3½ miles distant and offers a wider range of shops and services for everyday needs a Jempson'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.

The regional centre of Tunbridge Wells is about 10 miles distant and provides a comprehensive range of amenities including The Pantiles, Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, Stonegate station is approximately 1 mile distant and provides a regular service to London Charing Cross/Cannon Street in just over an hour. The A21 is also within easy reach and links with the M25 and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away.

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 including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

**Description:** 5 Stonegate Court forms part of a small development built in 1985 of what was originally a farmyard. The property has attractive external elevations of brick and weatherboarding beneath a tiled roof and is beautifully presented throughout, having been sympathetically and tastefully updated and improved during the current owner's occupancy, including new double-glazed windows and doors, upgraded electrics, new electric heating, complete redecoration, and new carpeting throughout.

The accommodation is arranged over two floors and includes a spacious entrance hall leading to a sitting room with an attractive gas fireplace and French doors out to the garden, a cloakroom and a well-appointed kitchen/dining room, which extends top 27ft has a tiled floor and an extensive range of gloss white wall and base units, and integrated appliances; there are also French doors leading out to the garden. On the first floor there is a modern, fully tiled family bathroom and three bedrooms (two doubles and a single) – with two of the bedrooms enjoying wonderful far reaching views over surrounding countryside.

Outside, the property enjoys areas of communal gardens and a parking space, as well as plenty of visitor parking. Adjacent to the parking area is a barn, which has been divided into useful individual storage areas. To the front of the house, there is a private decked area, and to the rear there are cottage gardens, laid to lawn with gravel areas and flower beds planted with a variety of shrubs and plants and a garden shed.

**Services:** Mains water and electricity

**Local Authority:** Rother District Council

**Council Tax band:** C (2023/24 - £2,066.65 per annum)

**Current EPC rating:** E

**Property address:** 5 Stonegate Court, Stonegate, East Sussex TN5 7EQ

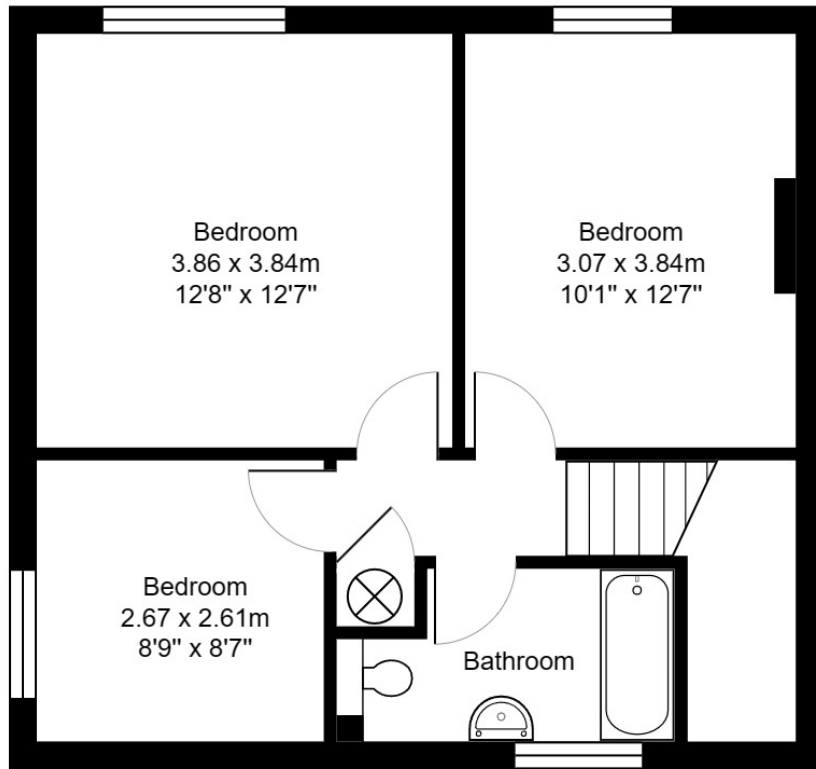


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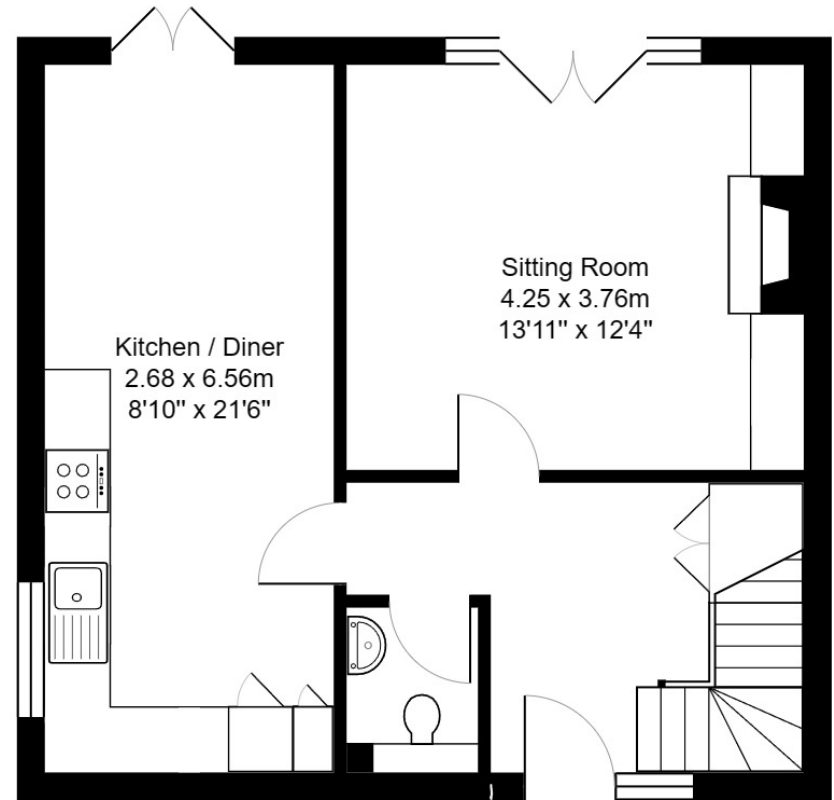
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Approximate internal area 1,001 sq.ft (93sq.m)

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



First floor



Ground floor



**Important notice:**

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