



16 Holmsdale Close
Durgates, Wadhurst, East Sussex

A well presented, modern 3-bedroom semi-detached house offering scope for updating and enlargement with south east facing gardens and a garage, situated in quiet position on a small no through road within walking distance of village amenities and the station. NO CHAIN.

Guide price £375,000 Freehold

Situation:

The property is situated in a small cul-de-sac in a convenient and quiet location in the much sought after village of Wadhurst, voted the best place to live in the UK in 2023, and is within ½ mile of the 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, 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 are also Co-op and Morrisons convenience stores 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 30 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 Southeast, where a wide range of water sports can be enjoyed.

Description:

16 Holmsdale Close is a modern semi-detached house built in the 1980s. The external elevations are brick beneath a tiled roof with timber windows and doors throughout. The house has been well maintained yet offers scope for some general updating and further improvement, as well as potential to extend (subject to the necessary consents) and benefits from a garage and good-sized, front, side and rear gardens.

The accommodation includes a spacious entrance hall with stairs to the first floor and a built-in cupboard, a good-sized kitchen/dining room with a door leading out to the rear garden, and a sitting room with window overlooking the front garden, On the first floor there is a spacious landing with loft access and an airing cupboard and three bedrooms and a family bathroom.

To the front of the property is a path leading to the front door with lawn on both sides that wraps around the side of the house and has a side gate giving access to the rear garden. There is a terrace outside the kitchen and steps at the side lead up to the garden, which is fully fenced and laid to lawn with flower borders planted with a variety of mature shrubs. There is a single garage at the rear of the garden with an up and over door, side door and there are double gates leading out to the close.

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

Local Authority: Wealden District Council (01892) 653311

Current council tax band: D (2024/25 - £2,424.30)

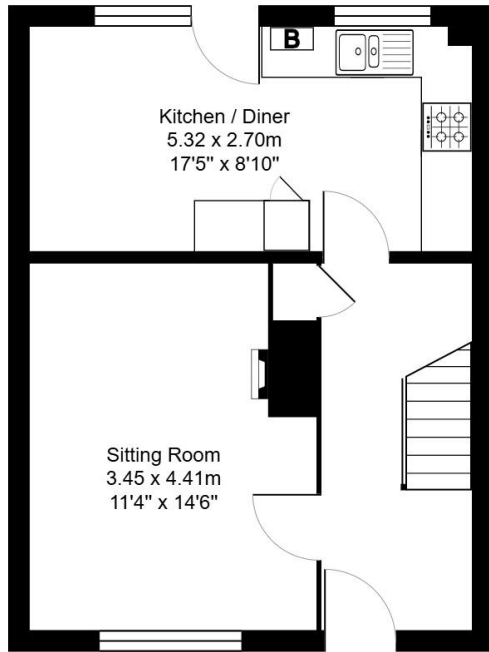
Current EPC Rating: D

Property address: 16 Holmsdale Close, Durgates, Wadhurst, East Sussex TN5 6UT

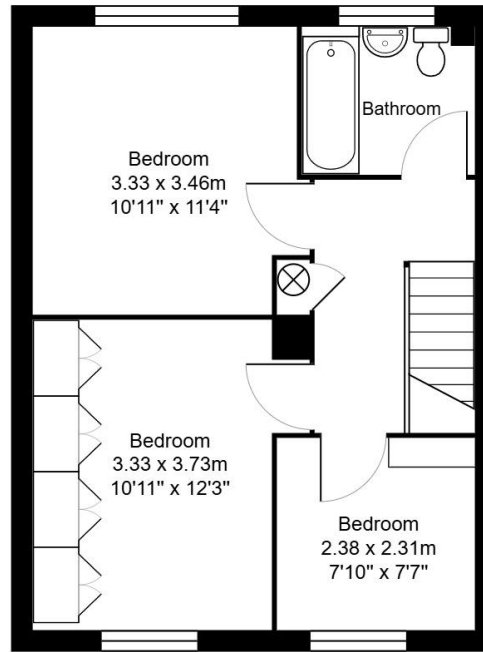


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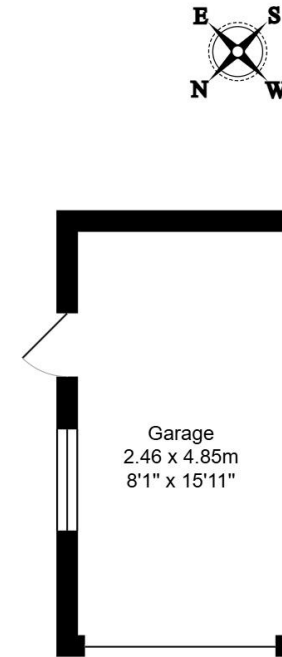
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 38.6 m² ... 416 ft²



First Floor
Area: 38.6 m² ... 416 ft²



(Not shown in actual location / orientation)
Area: 11.9 m² ... 128 ft²

Total Area: 89.1 m² ... 959 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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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk