



3 Best Beech Mews
Wadhurst, East Sussex

An attractive and beautifully appointed and presented two double bedroom mews house, set within a small development of just six properties, situated within easy reach of village amenities and the station.

Guide price £400,000 Freehold

Situation: 3 Best Beech Mews is situated in a semi-rural location on the outskirts of the much sought after village of Wadhurst, voted the best place to live in the UK in 2023, and is within 2 miles of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jempton'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.

Wadhurst mainline station is approximately 1¼ miles distant and provides a regular service to London Bridge/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: Forming part of a small development of just six properties, which was completed in 2019, 3 Best Beech Mews is a most attractive attached mews house of approximately 968sq.ft/90sq.m, with a lovely bay window and tile hung and rendered external elevations beneath a tiled roof with double-glazed sash windows and doors.

The property offers spacious and beautifully presented accommodation, which has been finished to a high standard with oak flooring, a well-appointed kitchen and bathrooms, oak flooring and thoughtfully designed paint finishes. It also benefits from an Ark new home warranty, which has 5 years remaining.

Arranged over two floors, the accommodation includes on the ground floor an entrance hall with door leading to a wonderful open living space, which includes a kitchen with an extensive range of wall and base units with integrated appliances and solid oak work surfaces, a dining area with space for a large table and a sitting room, with bay window to the front. There is also a utility/shower room with WC. On the first floor there are two double bedrooms with large eaves storage cupboards and a well-appointed family bathroom.

Outside to the front, there is an attractive brick wall with picket gate and small front garden with a terrace, and to the rear is an enclosed southwest facing terrace, which is ideal for outdoor entertaining. 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 (£2,424.30 – 2024/25)

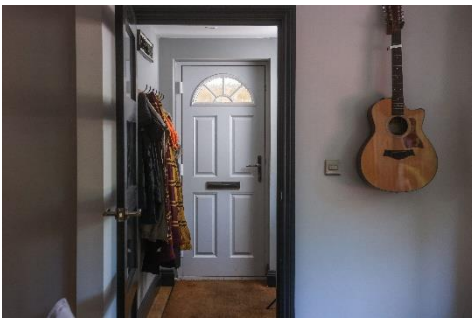
Current EPC rating: C

Property address: 3 Best Beech Mews, Best Beech Hill, Wadhurst, East Sussex TN5 6JH



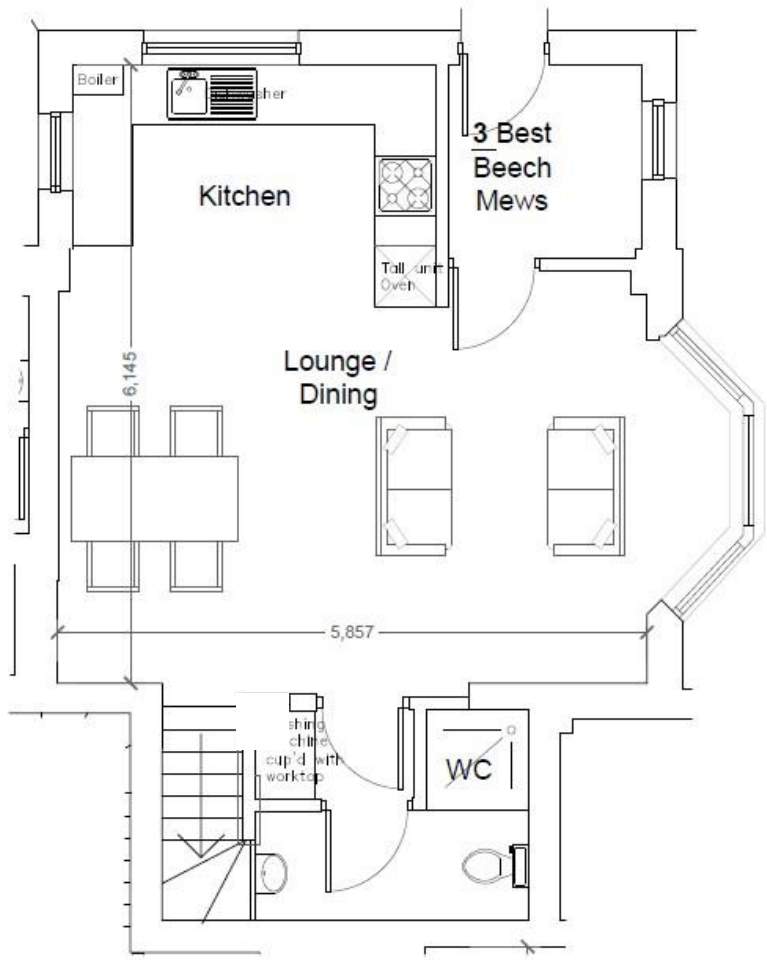
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

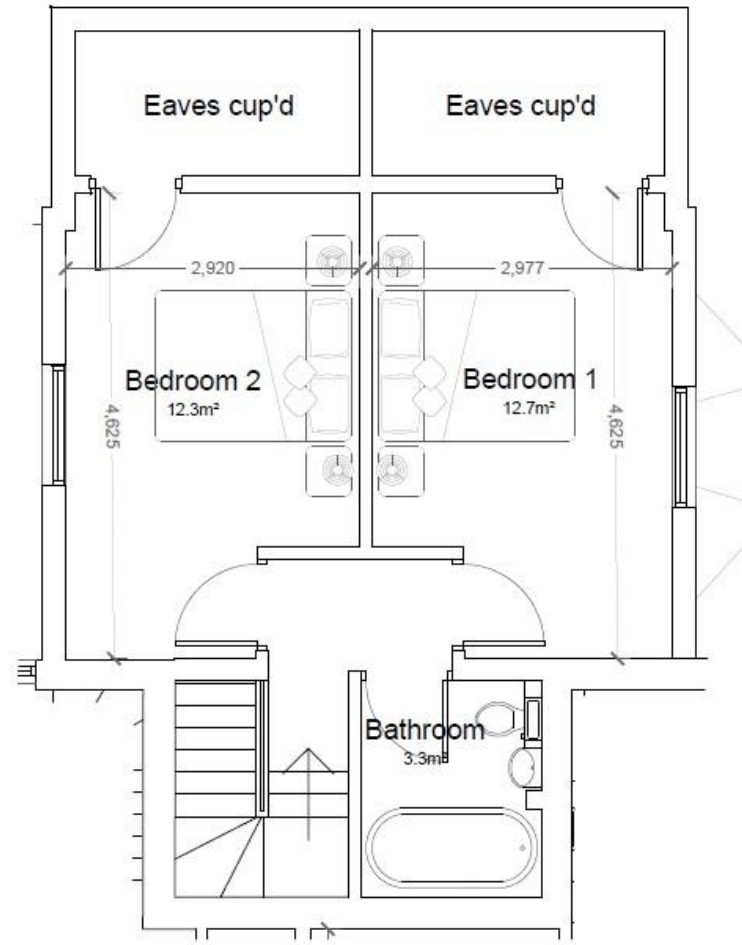


Approximate internal floor area:968sq.ft /90sq,m

For layout guidance only



Ground floor



First floor



Important notice:

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