



15 Little Park
Wadhurst East Sussex

An attractive, well presented and spacious 2-bedroom modern attached house of approximately 915sq.ft, situated in a convenient location within easy walking distance of village amenities and the station. NO CHAIN.

Guide price: £325,000 Freehold



Situation: The property is situated in a popular residential development within the much sought after village of Wadhurst, voted the best place to live in the UK in 2023. The High Street is under a mile distant and offers an excellent range of shops and services for everyday needs including a Jempton's Local store and post office, cafés, butcher, baker, bookshop, pharmacy, 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 is also a Morrisons convenience store within close proximity of the house.

For the commuter, Wadhurst mainline station is approximately a mile distant and provides a regular service to London Bridge/Charing Cross/Cannon Street in just over 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 25 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 South East, where a wide range of water sports can be enjoyed.

Description: Built in 1991, the property is an attached house with external elevations of brick and UPVC weatherboarding beneath a tiled roof and double glazing throughout.

The house has been well maintained and benefits from well-proportioned rooms, providing well presented accommodation over two floors including: a spacious entrance hall; a recently refitted cloakroom, a good-sized sitting/dining room with useful under stairs cupboard, a box bay window and further window overlooking the attractive communal grounds, and there is a double aspect kitchen/breakfast room, which has a range of wall and base units and space for appliances and space for a table. On the first floor there is a landing with an airing cupboard, two good-sized double bedrooms, which have large built-in cupboards and there is a well appointed family bathroom with both a bath and separate shower cubicle.

On both sides of the house there are pretty areas of communal gardens planted with a variety of mature shrubs, border plants and trees, with a path leading to the front door. The communal gardens at Little Park are a real feature and are well maintained with different areas of lawn and a variety of mature shrubs and plants.

The development is arranged with a central block-paved parking area providing an allocated parking space and plenty of visitor parking, as well as a bin store.

Services: Mains water and electricity

Local Authority: Wealden District Council (01892) 653311

Council tax rating: C (£2024/25 - £2,154.94)

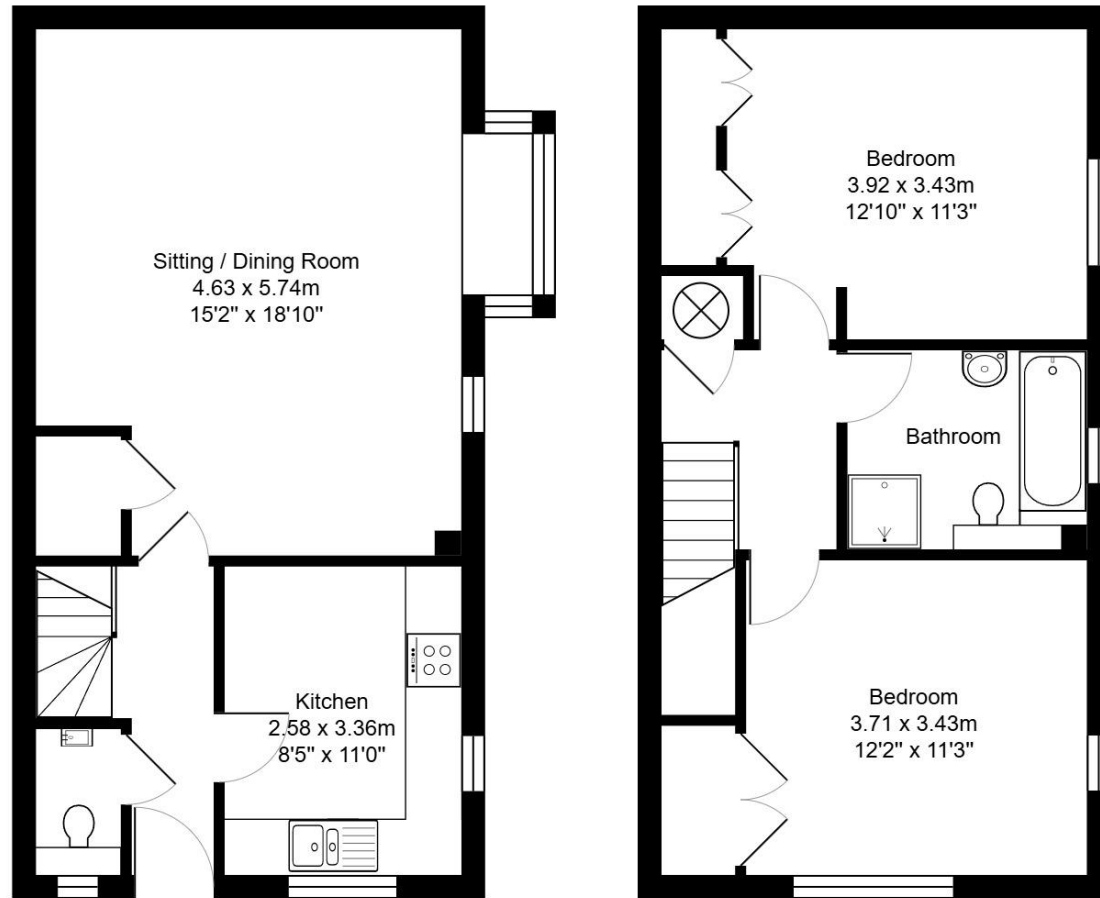
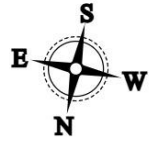
Current EPC Rating: D

Communal charges: Approximately £124 per month

Property address: 15 Little Park, Wadhurst, East Sussex TN5 6DL

01892 786720 www.greenlizardhomes.co.uk

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



Ground Floor
Area: 42.7 m² ... 460 ft²

First Floor
Area: 42.7 m² ... 460 ft²

Total Area: 85.4 m² ... 920 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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