



Victoria Cottage

Best Beech Hill, Wadhurst, East Sussex



An attractive bay fronted 3 bedroom semi-detached Victorian cottage, offering excellent scope for improvement and enlargement, benefiting from being situated in a tucked away location within easy reach of village amenities and the mainline station. NO CHAIN.

Guide price £399,000 freehold

Situation:

Victoria Cottage is situated on the outskirts of the much sought after village of Wadhurst which was named the best place to live in the UK in 2023 by The Sunday Times, 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:

Victoria Cottage is an attractive Victorian cottage, with brick elevations beneath a tiled roof, providing light, well proportioned accommodation, which now offers excellent scope for improvement and enlargement (subject to the necessary consents).

Arranged over two floors, the accommodation includes on the ground floor a spacious entrance hall with a feature brick fireplace with a storage cupboard to one side, a light, double aspect sitting room with a bay window to the front, a feature fireplace and sliding doors leading to the garden, a dining room with a bay window to the front, a kitchen with a range of wall and base units, an oven and a gas hob, a conservatory and a bathroom. On the first floor there is a good-sized landing, 3 bedrooms (2 doubles and a single) and a WC.

Outside the mature garden is a real feature of the property with the main area being south facing.

To the front, steps lead to a gate with a path leading to the front door. There is a good-sized area of terracing which is surrounded by an abundance of mature plants and shrubs, including a beautiful Wisteria. The terracing continues to the side, which is ideal for outdoor entertaining. There is an area of lawn with mature plant and shrub borders and there are a number of specimen trees. A path leads up a bank to a further area of garden to the rear from where the garden can be enjoyed. The garden has hedging and fencing on all sides and the property also benefits from a single detached garage.

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

Local Authority: Wealden District Council (01892) 653311

Current council tax: E

Current EPC rating: D

Property address: Victoria Cottage, Best Beech Hill, Wadhurst, East Sussex TN5 6JG

NB: There is a flying freehold above the dining room and inner lobby



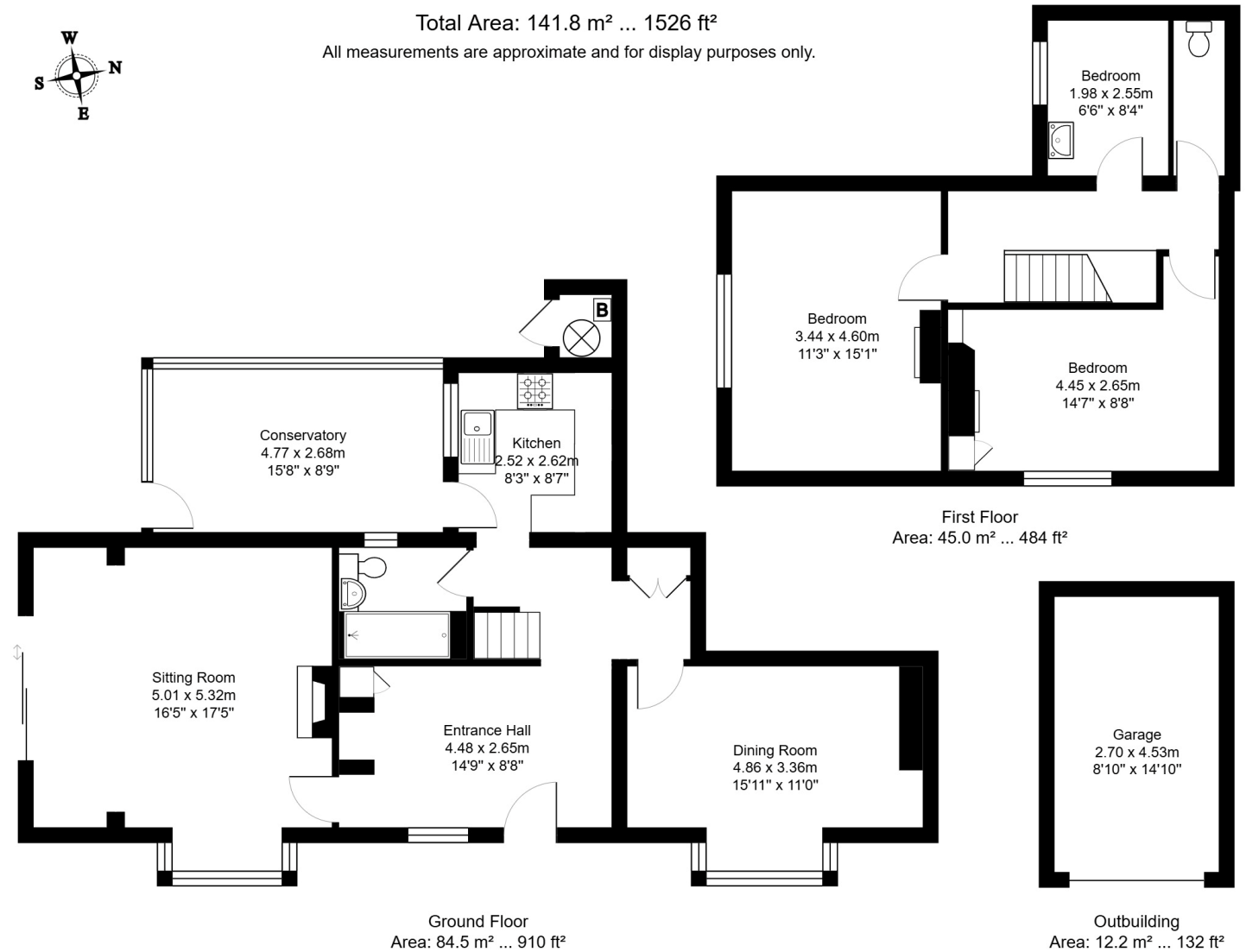
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total Area: 141.8 m² ... 1526 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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