



Flat 2, The Old Parsonage
Balcombes Hill, Goudhurst, Kent



A spacious ground floor apartment of approximately 647sq.ft, set within a most attractive period building converted into just seven flats, situated in a quiet position in the centre of the village within walking distance of amenities.

Guide price £200,000 Share of Freehold

Situation: The property is situated in a quiet, tucked away position adjacent to the doctors' surgery in the heart of the much sought after village of Goudhurst, which is well known for its picturesque centre, beautiful Norman church and duck pond.

The village offers a good range of shops and services for everyday needs including a local store, newsagent with post office, chemist, bakers, public houses/inns and restaurants, as well as a doctors' surgery, vet, village hall and a well-regarded primary school.

For the commuter, Marden and Staplehurst mainline stations are approximately 5 miles and 6½ distant respectively and provide a regular service to London in under an hour. The A21 is also within easy reach and links with the M25 and coastal routes.

A wider range of amenities can be found at Cranbrook (5 miles distant) and the regional centre of Tunbridge Wells (10 miles distant), which provides a comprehensive amenities including The Pantiles, Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bedgebury Forest, which offers many leisure activities such as cycling and a Go-Ape adventure course, and 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: Flat 2, The Old Parsonage is one of seven apartments set within a most attractive and impressive unlisted period building, which benefits from lots of glazed windows giving plenty of natural light, having a share of the freehold, its own private entrance and parking.

The property is well presented, yet offers scope for some updating, if required, and provides spacious accommodation including: an entrance hall; a kitchen, which is fitted with an extensive range of wall and base units, space for appliances and large window overlooking the rear; there is a good-sized, double aspect double bedroom with a deep storage cupboard; a shower room and a double aspect sitting room, which extends to 17'4.

Outside, there is an area of communal garden, a bin store and the parking area. The property has deep flowerbeds either side of the front door, and this area could be landscaped to provide a small area of garden/seating, if required.

Length of lease: 999 years from 1 October 2022

Communal charges: £1,200 per annum

Services: Mains water and electricity

Local Authority: Tunbridge Wells Borough Council (01892) 526121

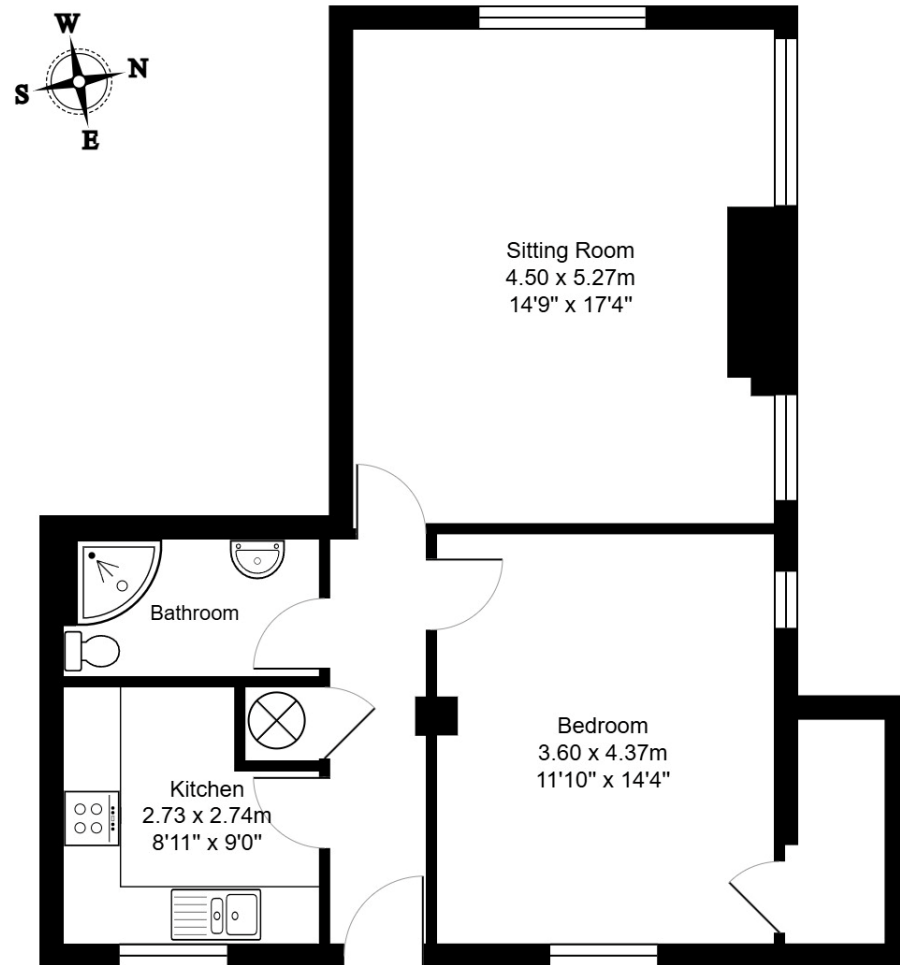
Council tax band: C (2024-25 - £2,018.89)

Current energy efficiency rating: D

Property address: Flat 2, The Old Parsonage, Balcombes Hill, Goudhurst, Kent TN17 1AT

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 Flat

Total Area: 60.1 m² ... 647 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.



01892 786720 www.greenlizardhomes.co.uk

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