



4 Jonas Drive
Wadhurst, East Sussex



A 1960's detached bungalow providing a light and well maintained living space that now offers excellent scope for some general updating and improvement, with the potential to extend, benefiting from being situated in a convenient location within easy reach of village amenities and the station. NO CHAIN.

Offers in excess of £375,000 Freehold

Situation:

4 Jonas Drive is situated in a quiet, tucked away position within $\frac{3}{4}$ mile of the village High Street, which offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, butcher, baker, bookshop, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, a primary school, independent Sacred Heart School, and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately $\frac{1}{2}$ mile distant and provides a regular service to London Charing Cross/Cannon Street in an hour. The A21 is also within easy reach and links with the M25 and coastal routes.

The regional centre of Tunbridge Wells is about 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.

Description:

The property is a detached 1960s bungalow with external elevations of brick beneath a tiled roof with double glazing throughout.

The bungalow has been well maintained providing light and spacious accommodation, that now offers excellent scope for some general updating and improvement, with the potential to increase the living space further through extending the property or converting the very large loft area (subject to the necessary consents), benefiting from a lovely private rear garden, off road parking and a garage.

The accommodation includes an entrance lobby, an entrance hall, a good sized sitting room with an outlook over the front garden, a kitchen/breakfast room with a range of painted base units with space for appliances, a good-sized pantry and a door to the garden, a dining room/bedroom 3, two double bedrooms (one with fitted wardrobes) and a family shower room.

To the front of the property the garden is mainly laid to lawn with hedging and mature borders. There is a stepped path leading to the front door and a driveway leading to a single garage with an up and over door.

A path leads to a side gate which gives access to a delightful and private rear garden. Mainly laid to lawn, there are a variety of mature shrubs and plants and there are various areas of hard landscaping including a paved path leading to a shed. The garden is fully enclosed with hedging and fencing on all sides.

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

Local Authority: Wealden District Council (01892) 653311

Current EPC Rating: E

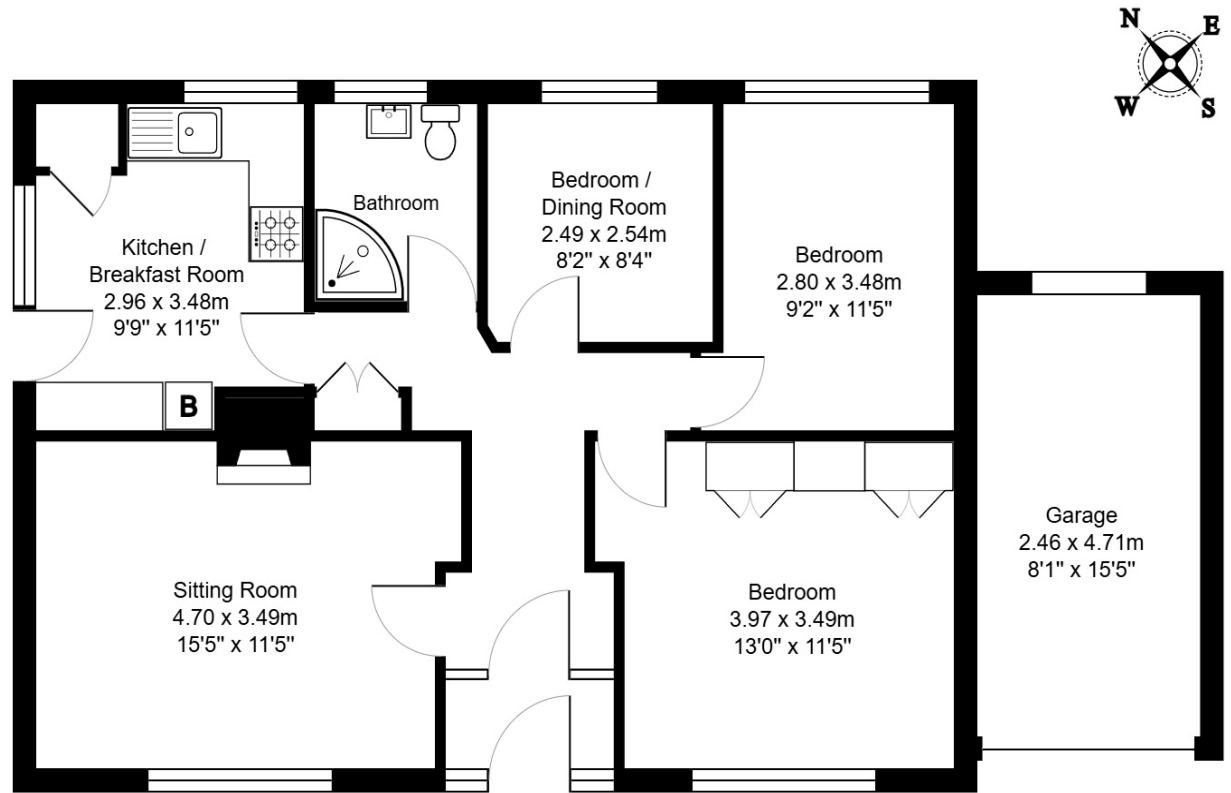
Current council tax band: E (Annual charge for 2024/25 £2,963.04)

Property address: 4 Jonas Drive, Wadhurst, East Sussex TN5 6RJ



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

Total Area: 84.8 m² ... 913 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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