



**Flat 37 Little Park**  
Wadhurst, East Sussex





A well presented and spacious 2-bedroom ground floor purpose built flat forming part of a popular development of flats and houses situated in a convenient village location within easy reach of the High Street and station.

## Guide price £250,000 Share of Freehold

**Situation:** 37 Little Park is situated in a quiet residential development within the much sought after village of Wadhurst with the High Street being under a mile distant, offering an excellent range of shops and services for everyday needs including a Jempson's Local store, café, butcher, baker, pharmacy, post office, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Academy and Sports Centre.

For the commuter, Wadhurst mainline station is located approximately half a mile 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 within easy reach and links with the M25.

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, where a wide range of water sports can be enjoyed.

**Description:** This ground floor flat forms part of Little Park a development of flats and houses built in the 1990s with external elevations of brick beneath a tiled roof and double glazing throughout. The entrance to the flat is approached through the communal gardens over block paved pathways. The main door is fitted with an intercom and leads into the communal hallway shared with the first and second floor flats located above. The front door to the flat is tucked away beyond the stairwell. The front door opens onto a good-sized entrance hall with a useful storage/airing cupboard. There is a light and spacious sitting/dining room with a window to the front, a well-proportioned kitchen/breakfast room with a range of wooden fronted wall and base units under a laminate worktop, a large Technik gas range with 2 ovens and extractor hood, an integrated dishwasher, washing machine and fridge/freezer. There are two bedrooms, one double bedroom, with a fitted wardrobe and one single bedroom. The bathroom has a bath with an overhead shower attachment, a semi-recessed basin with vanity unit and a WC.

The flat benefits from an allocated parking space and additional visitor parking. This popular development is surrounded by attractive, well maintained communal gardens.

**Services:** Mains water, electricity and gas

**Local Authority:** Wealden District Council (01892) 653311

**Current council tax band:** C (2024/2025-£2,208)

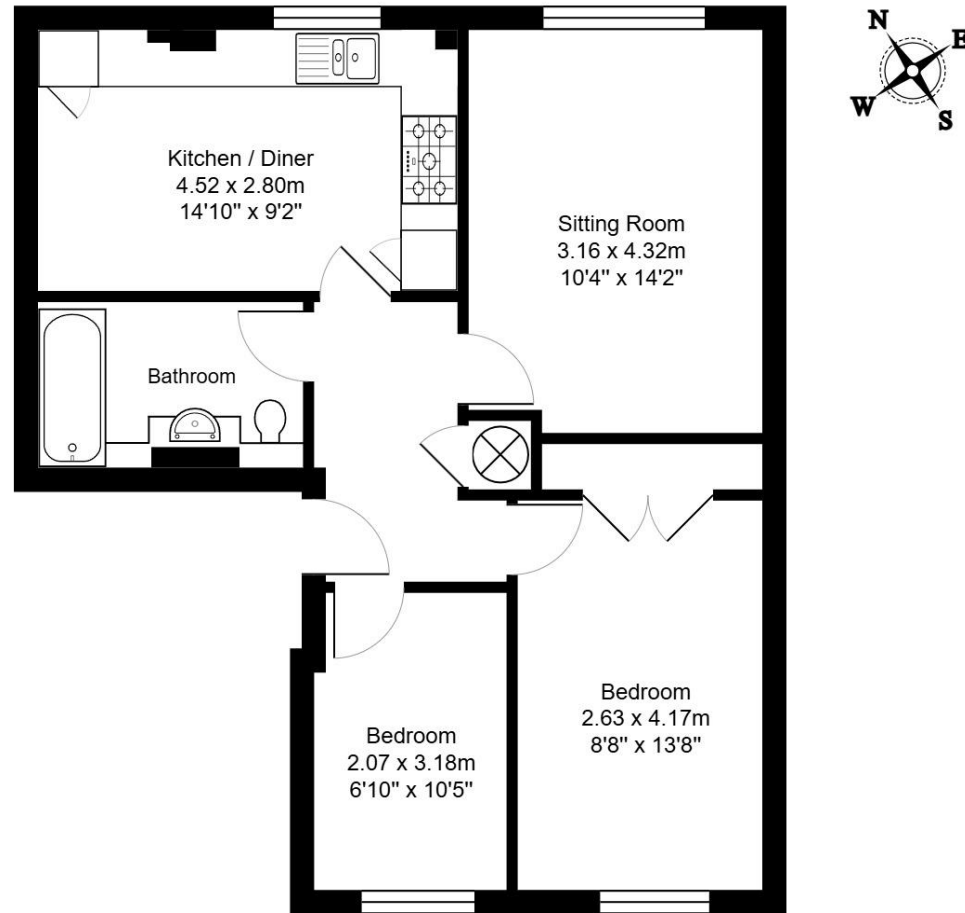
**Current EPC:** D

**Current service charge:** £145 per month

**Property address:** 37 Little Park, Wadhurst, East Sussex TN5 6DL

01892 786720 [www.greenlizardhomes.co.uk](http://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: 58.2 m<sup>2</sup> ... 626 ft<sup>2</sup>

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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