



19 George Street
Wadhurst, East Sussex

An attractive and well presented 2-bedroom Victorian terraced house with planning permission for enlargement, situated in a much sought after private road within easy walking distance of village amenities. NO CHAIN.

Guide price £450,000 - £475,000 Freehold

Situation: The property is situated in a quiet location on a private road in the much sought after village of Wadhurst within easy walking distance of village amenities, schools and the mainline station. Voted the best place to live in 2023, the High Street is under half a mile distant and offers an excellent range of shops and services for everyday needs including a Jemson'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 Co-op convenience store within close proximity.

For the commuter, Wadhurst mainline station is just over a mile distant and provides a regular service to London Charing Cross/Cannon Street in about an hour. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 40 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 Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with numerous local footpaths offering excellent walking, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, is within easy reach and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: 19 George Street is an attractive and well presented mid-terrace Victorian house with brick external elevations beneath a slate tiled roof. The house has been much improved by the current owners and has current planning permission (WD/2017/2629/F) to extend the ground floor to create a large open plan kitchen/dining/ family room with a roof lantern and to convert the loft with a full width dormer to provide an additional bedroom and ensuite (stairs have already been fitted).

The house offers lots of character and charm with period features and benefits from off road parking and a private garden.

The accommodation is arranged over two floors and includes on the ground floor: an entrance hall; a sitting room with exposed floorboards, a feature fireplace and a large double glazed window overlooking George Street; a good-sized kitchen/dining room with exposed floorboards, understairs storage and a range of bespoke oak units with solid wood work surfaces, an island with a granite work top, a glazed door leading to the garden and a further door leading to the rear lobby and utility room/cloakroom. On the first floor there are two double bedrooms, both having exposed floorboards and sash windows, and there is a well-appointed bathroom with a bath and separate shower cubicle. A door from the main bedroom gives access to a staircase leading to a large loft.

To the front of the property there is off road parking and a brick path leading to the front door. The private rear garden has a terrace area leading to a lawn and a summerhouse. The garden is fully fenced and hedged and there is mature magnolia tree.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

Council Tax band: C (2025/26 - £2,292.26)

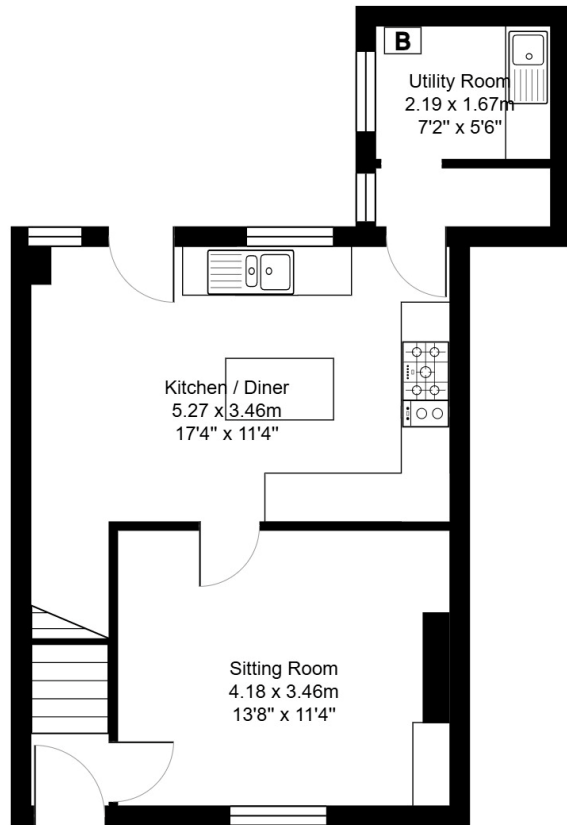
Current EPC rating: D

Property address: 19 George Street, Sparrows Green, Wadhurst, East Sussex TN5 6TB

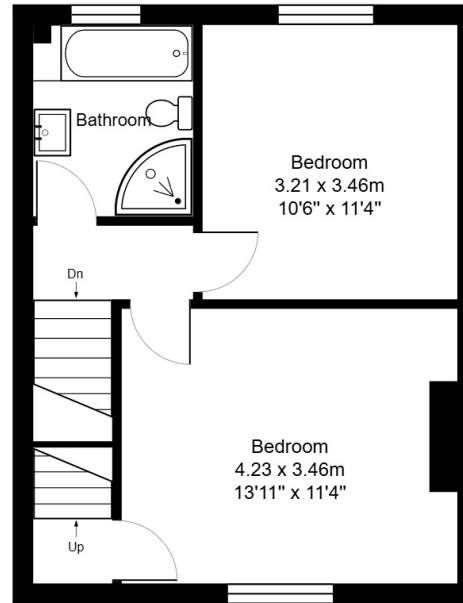


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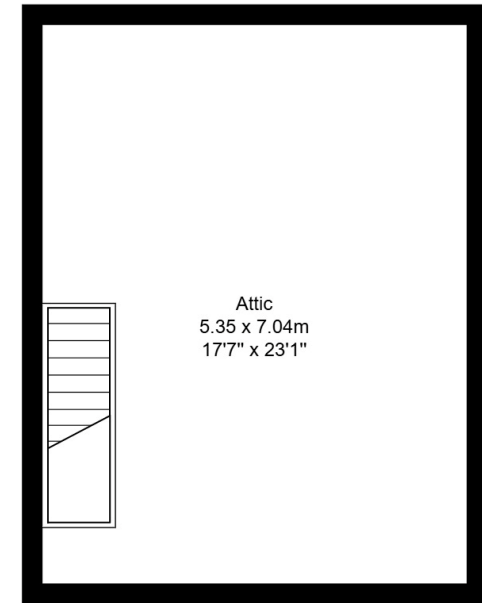
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 42.9 m² ... 461 ft²



First Floor
Area: 37.6 m² ... 405 ft²



Attic
Area: 37.6 m² ... 405 ft²

Total Area: 80.5 m² ... 866 ft² (excluding attic)
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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