



**6 George Street**  
Wadhurst, East Sussex



A bright and airy west facing 4 bedroom 1930s end of terrace house, situated in desirable private road within walking distance of all village amenities and mainline station.

## Guide price £635,000 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 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, state and independent primary schools 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:** 6 George Street is a well presented 1930s family house with attractive external elevations of brick and render beneath a slate tiled roof with double glazing throughout.

The house has character and benefits from through light from the front garden to the back. It offers off road parking.

The accommodation is arranged on two floors. On the first floor are 4 bedrooms and a family bathroom. The ground floor consists of an entrance hall, double aspect open plan sitting room/dining room with glazed doors to the garden and a kitchen with full range of base and wall units and a door giving rear access. Another door from the kitchen leads to a family room/bedroom 5 and cloakroom/wet room.

In addition to space for a car, the front garden has a small lawn, bordered by a privet hedge. A side gate leads to the private rear garden with terraced area, lawns and a shed. The area is fenced with a variety of mature shrubs.

**Services:** Mains water and electricity. Gas central heating

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

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

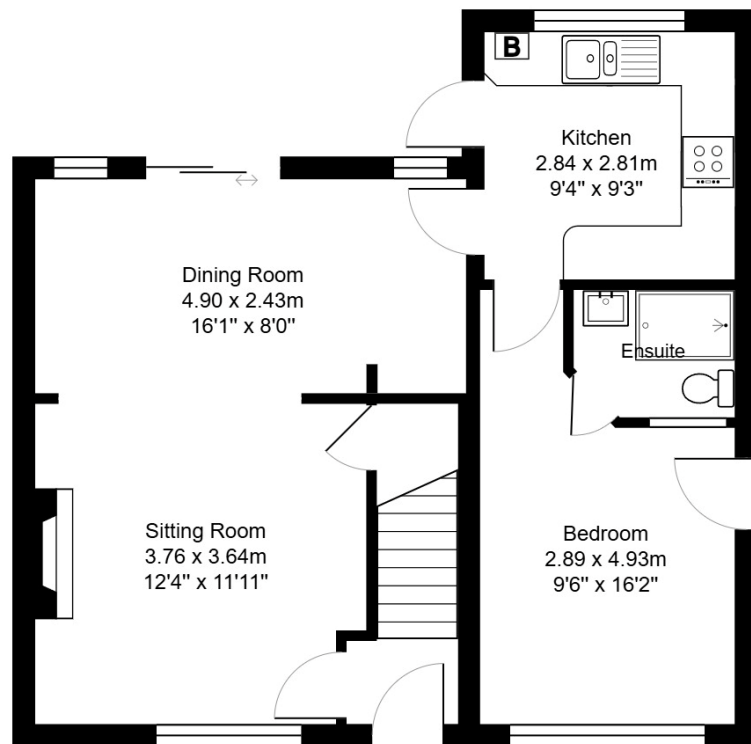
**Current EPC rating:** D

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

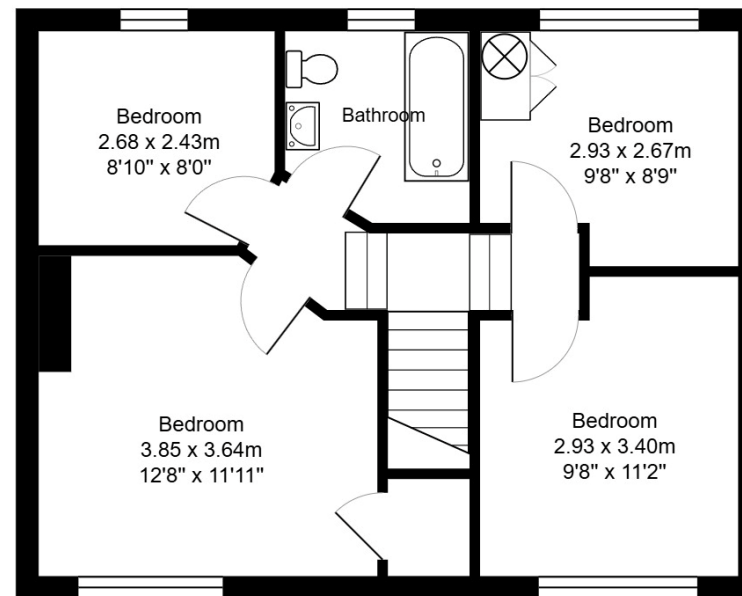


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Ground Floor  
Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>



First Floor  
Area: 49.2 m<sup>2</sup> ... 530 ft<sup>2</sup>

**Total Area: 103.2 m<sup>2</sup> ... 1111 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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