



2 Mount Pleasant Cottages

Lower High Street,
Wadhurst, East Sussex

A very pretty Grade II listed 2-bedroom period cottage, situated in an elevated position in the heart of the village within easy walking distance of local amenities. NO CHAIN.

Guide price £400,000 - £415,000 Freehold

Situation: The property is situated in a convenient position in the sought after village of Wadhurst, voted the Best Place to Live in 2023, and is within easy walking distance of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, 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.

For the commuter, Wadhurst mainline station is approximately 1½ miles distant and provides a regular service to London Bridge/ Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6½ 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: 2 Mount Pleasant Cottages is a Grade II listed mid-terrace cottage with attractive brick external elevations beneath a tiled roof. The property offers a well-presented living space of approximately 816sq.ft/76sq.m with much character and charm, and benefits from period features, good natural light and plenty of storage.

The accommodation is arranged over two floors and includes on the ground floor: an entrance porch giving access to number 2 and 3 with a front door leading to a good-sized sitting room, which has a lovely outlook over the front garden, a fireplace fitted with a wood burning stove, built in cupboards and shelves, and wooden flooring that continues through the ground floor. A latch door leads to a hall with stairs to the first floor and doors leading to a dining room with a window overlooking the front garden, and a well-appointed kitchen, which is fitted with a range of shaker style wall and base units with solid wood work surfaces, inset ceramic one and a half bowl sink and drainer with mixer tap, built in oven with gas hob with stainless steel splashback, built in dishwasher, a window to the rear, a new stable door leading out to the garden, a large under stairs storage cupboard and a useful pantry with plumbing for a washing machine. On the first floor there are two double bedrooms and a family bathroom.

Outside, steps lead up from the Lower High Street (where there is plenty of parking available) with a picket gate and path bordered by a pretty area of front garden which is laid to lawn with mature shrubs and a privet hedge. The rear cottage garden has been attractively landscaped with terracing, sleepers and has well stocked flower borders. The garden is fully fenced with a gate giving rear access and there is also a listed outbuilding providing useful storage with an adjoining wc.

Agents' note: There is a flying freehold above the dining room with the adjoining cottage.

Services: Mains water and electricity. Gas central heating.

EPC rating: Exempt

Local authority: Wealden District Council (01892) 653311

Council tax rating: Band C (2025/26 - £2,292.26)

Property address: 2 Mount Pleasant Cottages, Lower High Street, Wadhurst, East Sussex TN5 6AY



01892 786720 www.greenlizardhomes.co.uk

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



Approximate internal floor area: 816sq.ft / 75.8sq.m
For layout guidance 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