



2 Mews Cottage
Wadhurst, East Sussex

A much improved and well presented modern 2-bedroom terraced house with a garden, parking, and a garage, situated in the heart of the village.

Guide price £350,000 Freehold

Situation:

The property is situated in a convenient central position in the sought-after village of Wadhurst, voted the Best Place to Live in 2023, and is within a stone's throw 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 Mews Cottage is a modern terraced house with attractive external elevations of brick, tile hanging and weatherboard beneath a tiled roof and double-glazed windows and doors throughout. The property is one of three properties built about 35 years ago and benefits from having been much improved by the current owners, including a new kitchen, conservatory, flooring and redecoration, as well as from having a small garden, parking and a garage.

The accommodation of approximately 844sq.ft/78.5sq.m is arranged over two floors and includes: an entrance hall, a good-sized sitting room with engineered oak flooring and doors leading to a recently refitted WC and an opening to a well-appointed kitchen/breakfast room, which is fitted with an extensive range of shaker style wall and base units with oak effect worksurfaces, gas hob, electric oven, space for appliances and a breakfast bar. A door from the kitchen leads to a conservatory, which has bi-folding doors opening on to the garden. On the first floor there are two double bedrooms and a family bathroom. Bedroom 1 has fitted cupboards and also has an ensuite shower room.

Outside, to the front of the property there is an area of front garden with a small area of lawn and path leading to the front door. To the rear is a further area of garden laid to lawn with gate giving access to a path which leads to the parking area and garage.

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

Local Authority: Wealden District Council (01892) 653311

Current council tax band: D (2025/26 - £2,578.80)

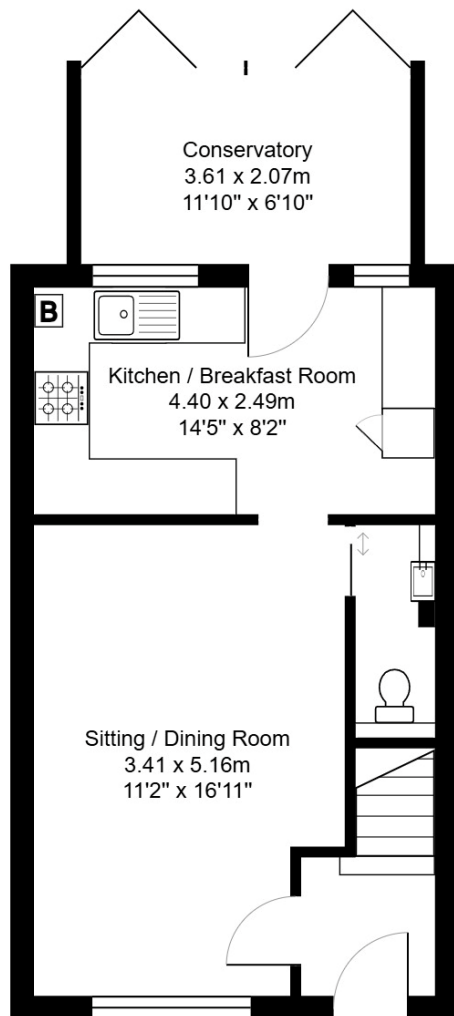
Current EPC Rating: C

Property address: 2 Mews Cottage, Greyhound Lane, Wadhurst, East Sussex TN5 6FD

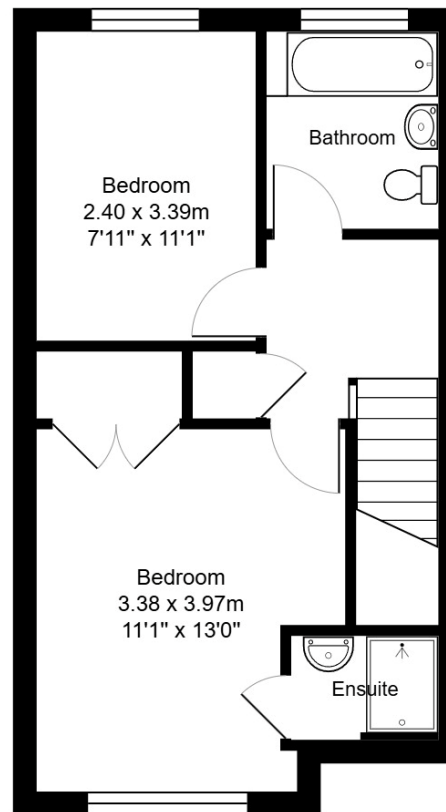


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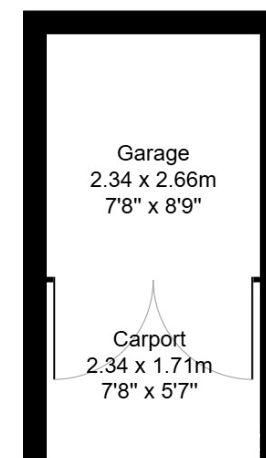
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 42.6 m² ... 458 ft²



First Floor
Area: 35.9 m² ... 386 ft²



(Not shown in actual location / orientation)
Area: 10.4 m² ... 111 ft²

Total Area: 88.8 m² ... 956 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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