



49 Little Park
Wadhurst East Sussex

An attractive and well presented 2 bedroom modern terraced house, situated in a quiet and convenient location within easy walking distance of village amenities and the station.

Guide price: £275,000 Freehold

Situation: The property is situated in a quiet residential development within the much sought after village of Wadhurst with the High Street being under a mile distant and offering 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, primary school and the well regarded Uplands Community College and Sports Centre. There is also a Morrisons Local convenience store within close proximity of the house.

For the commuter, Wadhurst mainline station is approximately a mile 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 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: Built in 1994, the property is a mid-terraced house with external elevations of brick and UPVC weatherboarding beneath a tiled roof and double glazing throughout.

The house has recently been re-decorated and re-carpeted and provides well presented accommodation over two floors including: an entrance lobby, a good-sized sitting room with a useful under stairs cupboard, window overlooking the communal front gardens and glazed doors leading to a recently re-fitted kitchen, which has a range of light grey gloss wall and base units and space for appliances. On the first floor there is a landing with an airing cupboard, two bedrooms (one double and a single), which have built in cupboards and a family bathroom.

To the front of the house is a pretty area of communal garden planted with a variety of mature shrubs and border plants and a path leading to the front door. The communal gardens at Little Park are a real feature and are well maintained with different areas of lawn and a variety of mature shrubs and plants.

The development is arranged with a central block-paved parking area providing allocated parking space and plenty of visitor parking, as well as a bin store.

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

Local Authority: Wealden District Council (01892) 653311

Council tax rating: D (2024-25 - £2,424.30)

Current EPC Rating: C

Communal charges: Approximately £35 per month

Property address: 49 Little Park, Wadhurst, East Sussex TN5 6DL



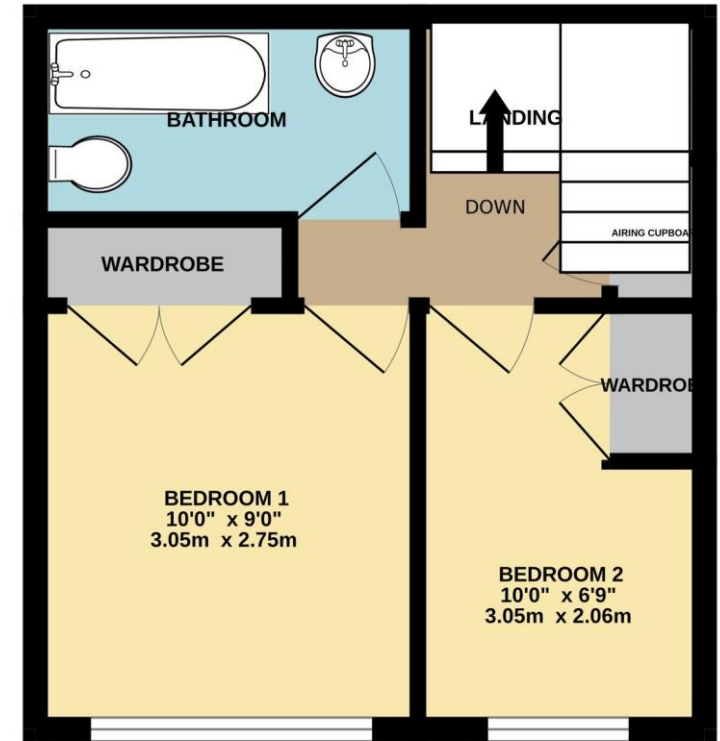
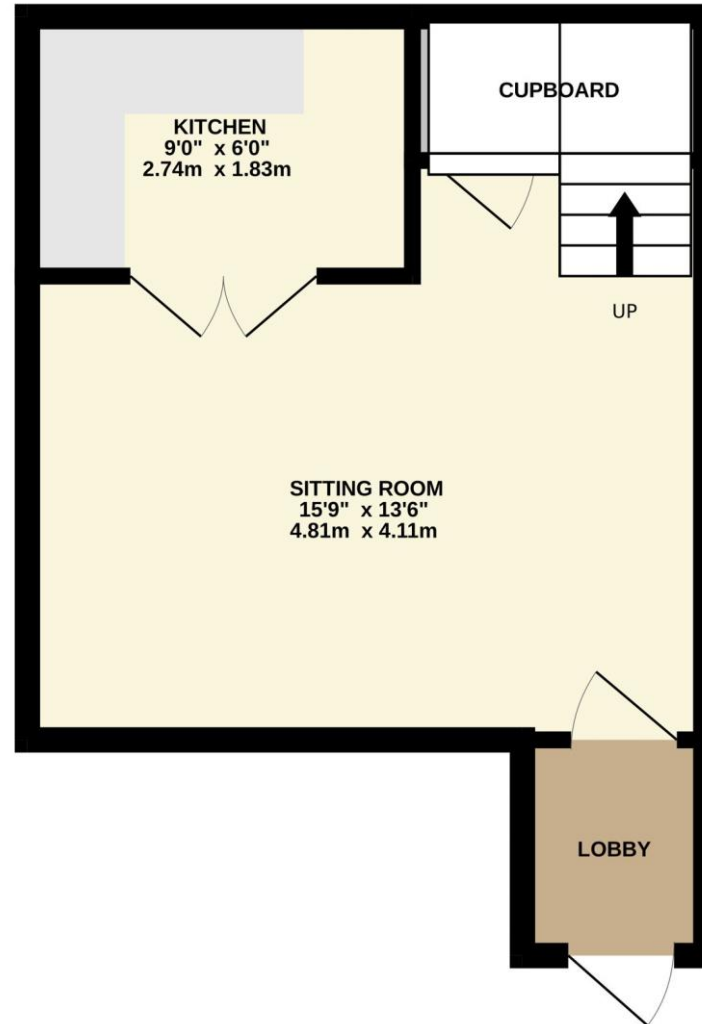
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Approximate internal floor area: 538sq.ft/50sq.m

This floor-plan is for layout guidance only



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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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