



burnett's
Individual Property : Individual Service



A well-presented mews house in the popular Crittles Court retirement complex, tucked away just off the High Street in Wadhurst. The double aspect property enjoys an outlook over the beautifully maintained communal gardens to the front and has first floor views over neighbouring fields to the West. Comprising: open plan sitting/dining room, kitchen, ground floor WC, two first floor double bedrooms, a shower room, a private rear terrace and a garage. EPC: D

Guide Price £375,000 Leasehold

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13 Crittles Court

Townlands Road, Wadhurst, TN5 6BY

Guide Price £375,000 Leasehold

Crittles Court is a popular development for the over 55s, located just behind the High Street, within easy reach of the town's many amenities. The attractive half tile hung houses and flats are arranged in a square around beautifully maintained, peaceful gardens with areas to sit and relax or meet with neighbours/ friends.

This terraced house comes with a private West facing paved terrace to the rear and enjoys an outlook down the promenade walk of the communal gardens to the front. From the first floor, there is a view over the neighbouring field to the West.

The house comes with a single garage en bloc with power and lighting laid on. There is also visitor parking in the complex.

Internally, the property presents extremely well to include:

- Entrance hall with understairs storage and natural light from a skylight above the stairwell. There is currently a stairlift in place, which could be removed if not required.
- Sitting room with window to the front and which is open plan to a dining room with French doors to the rear terrace. There is a faux feature fireplace in the sitting room.
- Kitchen fitted with pale shaker wall and base units with wood effect worktops, tiled splashbacks, under-unit lighting and a 1¼ bowl sink and drainer with mixer tap. There is an integrated Caple double oven and electric hob with extractor over, and space for an undermount fridge, freezer and washing machine. A half glazed door leads out from the kitchen to the rear terrace. Wood effect LVT flooring.
- The ground floor WC has useful understairs storage space. Some other houses in the development have showers or laundry appliances in this space, which should be possible if desired.
- Two spacious first floor double bedrooms with built-in wardrobes. The rear bedroom benefits from a lovely view over the adjoining field.
- First floor shower room with walk-in shower cubicle with Mira Sport shower, WC, washbasin and heated towel rail. There is also an airing cupboard in the eaves and a skylight.

To the rear of the house is a private West facing paved courtyard area with flower beds and space to sit out and enjoy the sunshine. A pathway leads along the back of the terrace, providing rear access to the driveway and garages.

There is a laundry facility on site and a guest suite provides comfortable accommodation for family and friends.

Wadhurst High Street is easily accessible via a walkway through the development, which comes out opposite our office. The High Street offers an abundance of facilities including a local Jempton's supermarket with post office facilities, cafes, butcher, pharmacy, doctors' surgery, dentist, opticians, hairdressers, library, book shop and more. The town has a very caring community and there are several clubs and social activities to attend/get involved with including a community cinema, bingo, pilates, a monthly farmers market and annual events like fireworks and Christmas fayres.

There is a good local bus service linking Wadhurst to Tunbridge Wells and Hawkhurst and also to the rail station where you can catch a train to London from (London Bridge in around 55 minutes).

The area is designated as one of outstanding natural beauty and the surrounding countryside offers miles of walking opportunities, including around nearby Bewl Water Reservoir.

Lease Information:

There is the remainder of a 150 year lease from 29th September 1981 (107 years) with a peppercorn ground rent and annual service charge of £6,156.

Material Information

Wealden District Council. Tax Band F (rates are not expected to rise upon completion).

Mains electricity, water and sewerage. The property is heated with a mixture of electric radiators and fan heaters.

The property is believed to be of brick construction with half-tile hung elevations and a tiled roof with double glazed windows.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the High Weald AONB. The title refers to easements and we suggest you seek legal advice on these.

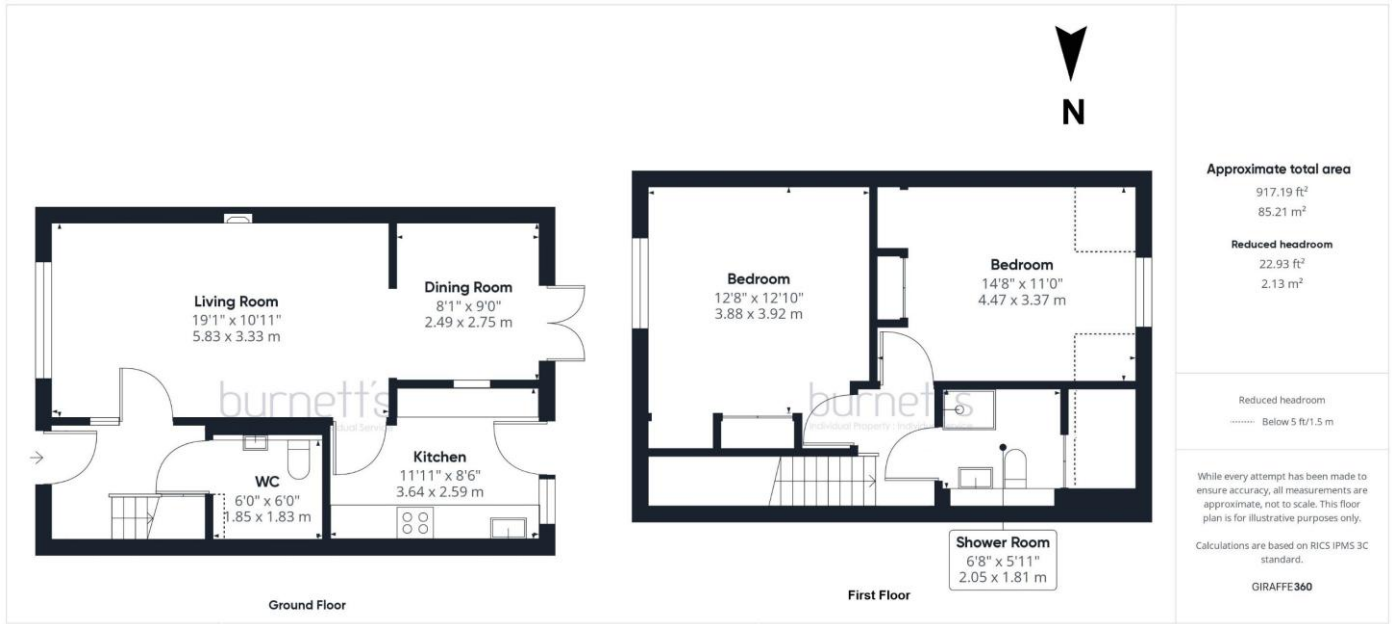
According to the Government Flood Risk website, there is a low risk of flooding.

Broadband coverage: According to Ofcom, superfast broadband is available to the property.

Mobile phone coverage is best from 02 in this location.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties. The property has step free access to the ground floor.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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