



**burnett's**  
Individual Property : Individual Service



A south facing, mid-terrace cottage in the popular Crittles Court retirement complex, tucked-away just off the High Street in Wadhurst. The property enjoys an outlook over the beautifully maintained communal gardens to the front and has first floor far-reaching views to the South. Comprising: open plan sitting/dining room, kitchen, ground floor shower room, two first floor double bedrooms and a bathroom, a private rear terrace and a garage.

EPC rating D. NO ONWARD CHAIN.

Guide Price: £365,000 Leasehold

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Individual Property : Individual Service

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# 22 Crittles Court

Townlands Road, Wadhurst, TN5 6BY

Guide Price: £365,000 Leasehold

Crittles Court is a popular development for the over 55s, located just behind the High Street, within easy reach of the village'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.

The front door opens to a bright entrance hall with skylight window, doors to living room and shower room with a staircase to the first floor landing with a stairlift.

The shower room comprises shower cubicle, part tiled walls, vanity unit with sink atop, useful under stairs storage cupboard, WC with concealed cistern, heated towel rail, inset lighting and tiled flooring.

The generous size living room has a large window to the front overlooking the pretty communal gardens. A wide opening leads through to the dining room, with glazed double doors to private garden terrace.

The kitchen comprises an array of wall and base units, worktops, tiled splashbacks, sink/drain, ceramic hob with extractor hood over, integrated cooker, space for upright fridge/freezer and washing machine, tiled flooring, window and part-glazed door to rear terrace.

The first floor landing accommodates doors to the bathroom and two bedrooms, both of which are good sized doubles with built in wardrobes and windows with lovely outlooks either over the communal gardens to the front, or across rooftops to the valley to the rear.

The bathroom includes a panelled bath with shower attachment over, vanity unit with sink atop, part tiled walls, heated towel rail, WC with concealed cistern, tiled flooring and window to rear.

Outside the property benefits from its own private garden terrace, a single garage 'en-bloc' plus additional visitor parking.

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 Jemson'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 29<sup>th</sup> September 1981 (108 years) with a peppercorn ground rent and Quarterly service charge of £1,539. (2025)

## 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, storage heaters 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 AONB.

The title has easements, we suggest you seek legal advice on the title.

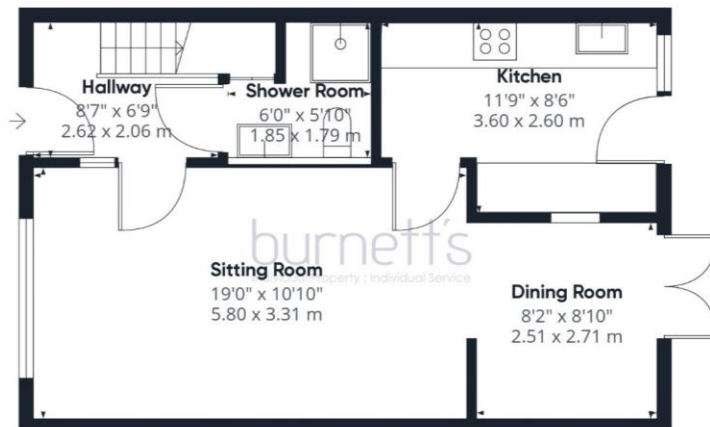
According to the Government Flood Risk website, there is a low risk of flooding.

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

There is mobile coverage from various networks.

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.



Ground Floor



First Floor

Approximate total area<sup>®</sup>

886.19 ft<sup>2</sup>  
82.33 m<sup>2</sup>

Reduced headroom

20.99 ft<sup>2</sup>  
1.95 m<sup>2</sup>

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Wadhurst: 01892 782287

[www.burnetts-ea.com](http://www.burnetts-ea.com)

