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Individual Property : Individual Service



Vendor suited. Located in the popular Crittles Court complex for the over 55s, this beautifully maintained 2 bedroom mews house is located within a short walk of the centre of Wadhurst. Comprising: entrance hall, sitting room open to dining room, kitchen, ground floor shower room, two first floor double bedrooms, first floor bathroom. Private patio area to rear. Communal gardens. Garage en bloc. EPC: D.

Guide Price £410,000 Leasehold



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
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SALES 2025



10 Crittles Court

Wadhurst, East Sussex, TN5 6BY

Guide Price £410,000 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 paved terrace to the rear and enjoys an outlook over the South facing communal gardens to the front. The windows and heating system have been updated by the present owner.

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.
- 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 feature fireplace with electric "coal effect fire" in the sitting room.
- Kitchen fitted with pale shaker wall and base units with wood effect worktops, tiled splashbacks, and a stainless steel sink and drainer with mixer tap. There is an integrated double oven, electric hob with extractor over, and space for a tall fridge freezer and washing machine. A half glazed door leads out from the kitchen to the rear terrace. Tile effect LVT flooring.
- The ground floor shower room and WC also has useful understairs storage space.
- Two spacious first floor double bedrooms with built-in wardrobes.
- First floor bathroom with shower over the bath, 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 paved courtyard area with flower beds and space for table and chairs and potted plants. 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.

This house is located on the "upper tier" of Crittles Court, with level access to the High Street via a walkway, which comes out opposite our office. The High Street offers an abundance of facilities including a local Jempson'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 from Wadhurst to London (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 electric radiators.

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.

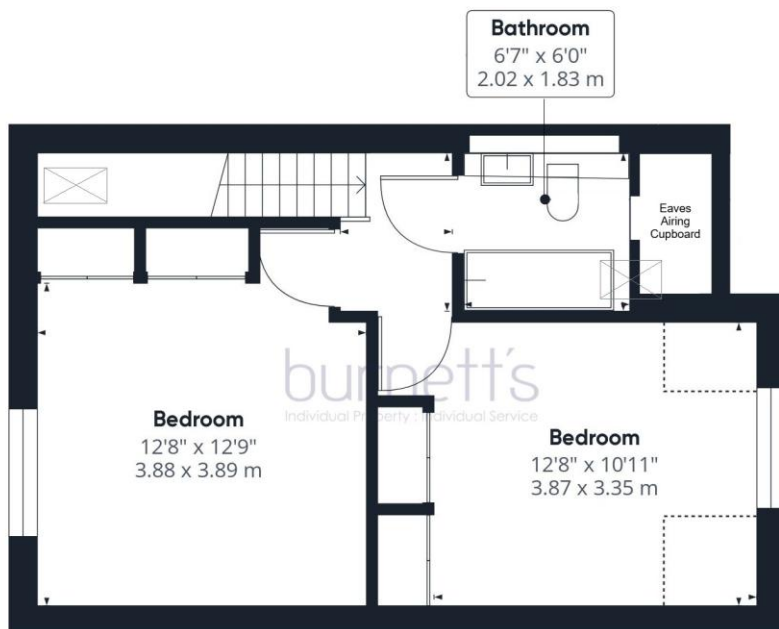
According to the Government Flood Risk website, there is a very low risk of flooding.

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

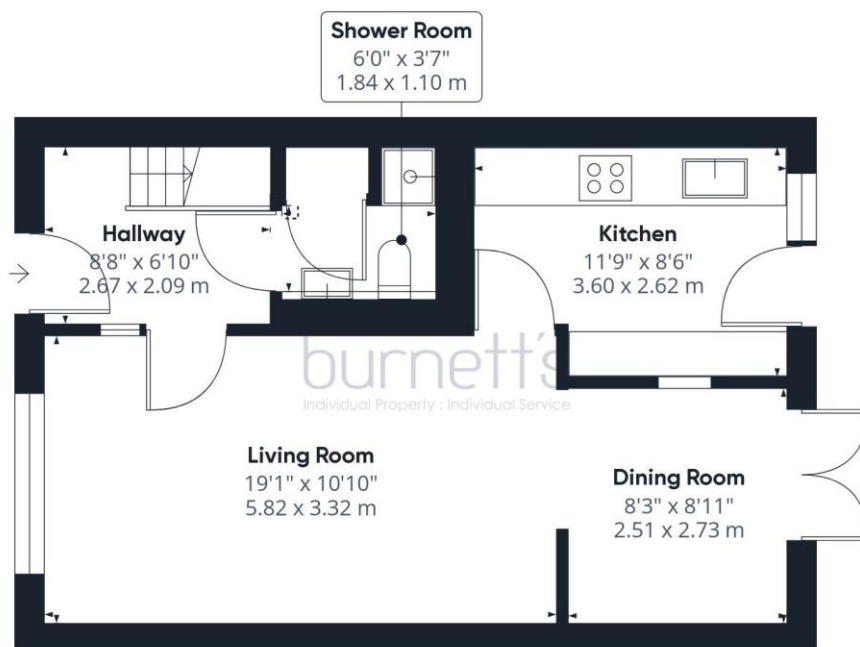
Mobile phone coverage is best from 02 in this location.

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.



First Floor



Ground Floor



Approximate total area⁽¹⁾

896.51 ft²

83.29 m²

Reduced headroom

22.14 ft²

2.06 m²

(1) Excluding balconies and terraces

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		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

