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Individual Property : Individual Service



A handsome, Georgian-style house in an exclusive, small development opposite the station in Wadhurst, offering an open plan kitchen/dining room, living room, utility room, cloakroom, three/four bedrooms and a bath/shower room, as well as two allocated parking spaces and a private, enclosed rear garden. Ideal for rail and bus links to London, the Coast and local amenities. EPC: C

Guide Price £530,000 Freehold



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2 Rock Robin Row

Station Hill, Wadhurst, TN5 6RZ

Guide Price £530,000 Freehold

Rock Robin Row is an exclusive, small development of just 7 Georgian style houses, built in 2006, situated directly opposite the rail station; ideal for anyone who commutes on a regular basis or simply likes to hop on a train to the Coast, Tunbridge Wells or London for a day/evening out.

No.2 is one of the mid-terrace houses and benefits from high ceilings and attractive double glazed multi-pane sash windows.

The front door opens into an entrance hall with stairs rising to the first floor and doors leading into the ground floor rooms.

The living room is located at the front of the house, with two tall, sash windows, wood flooring, and a coal-effect gas fireplace with Oak surround.

The open plan kitchen/dining room sits to the rear of the house with French doors leading out to the rear garden. The kitchen is fitted with cream, gloss wall and base units with wood block worktops, incorporating a breakfast bar, stainless-steel sink and drainer, fridge freezer, dishwasher, double oven and four ring gas hob with extractor over. There is space for dining and a sofa in this room, making it ideal for family living and entertaining. There is also access to a storage cupboard under the stairs.

The utility room with sink and space/plumbing for a washing machine and tumble dryer is located off the hallway, and has space for hanging coats. It also provides access to the ground floor WC.

The first-floor landing provides access to a useful loft space and laundry cupboard. The front bedroom will accommodate a double bed and has two sash windows with venetian shutters to the front. It benefits from a walk-in wardrobe. There are three other bedrooms, two of which were originally one, split by the previous owners.

The family bathroom offers a panelled bath and separate shower cubicle, as well as WC and washbasin.

To the rear of the house is a fenced garden, with gated access to a pathway providing access back around to the car park and also onto a local footpath. French doors lead out from the kitchen/dining room to a paved patio, and a cobble-stone path meanders through the garden, with areas of lawn, gravel and planted beds. To the rear of the garden is a good sized garden shed with power connected.

To the front of the house there are two allocated parking spaces. There is also a visitor parking bay and the station car park just across the road.

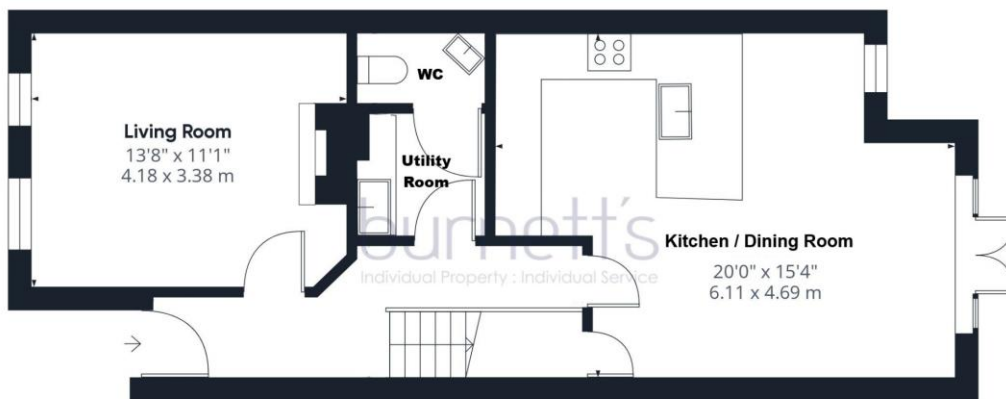
The property lies on the outskirts of Wadhurst, directly opposite the mainline station. The station has services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes). It also links to nearby Tunbridge Wells and down to Hastings should you wish to have a day on the beach or pop into town for a night at the theatre. There is also a bus stop nigh-on outside, with services to Tunbridge Wells and Hawkhurst.

Wadhurst offers a good selection of local amenities and has a strong community spirit with churches, social and sporting groups to get involved with, should you so wish. There are cafes, pubs, restaurants/food outlets, a butcher, pharmacy, hairdressers and post office facilities, a doctors and dentist, and much more. Wadhurst also has a good primary, pre-school, secondary Academy and Catholic Prep School. Tunbridge Wells is just over 5 miles away (or two stops away on the train), offering a broader selection of shops and amenities including large supermarkets, High Street and boutique fashion outlets, a theatre and cinema.

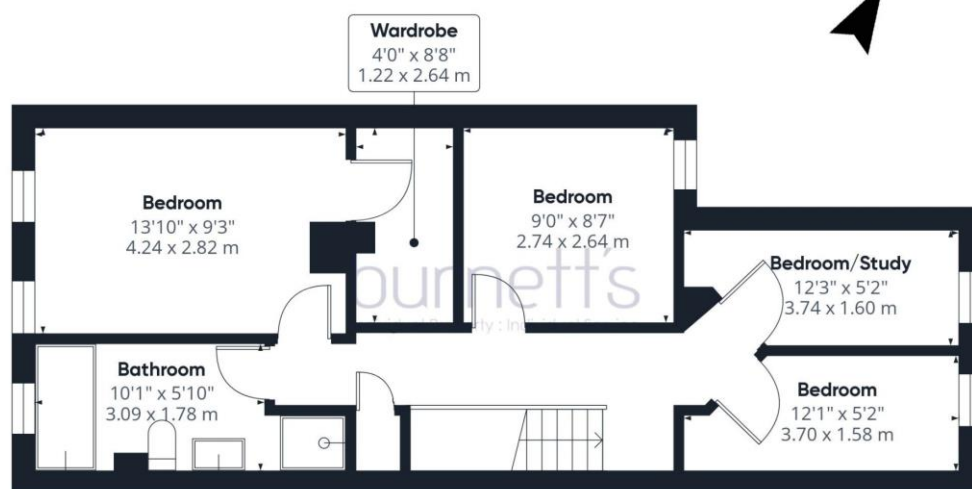
The area is designated as one of outstanding natural beauty and there are some wonderful countryside walks to enjoy. A pathway forming part of the development actually links up to the Sussex Border Path just behind, without the need for walking on the road, making this ideal for keen walkers or those with dogs. The Sussex Border Path links up with local lanes and footpaths that criss-cross the surrounding countryside. Bewl Water and Bedgebury Pinetum are also not far away.

Material Information:

There is a monthly £35 service charge.
Weladen District Council. Tax Band F (rates are not expected to rise upon completion).
Mains gas, electricity, water and sewerage.
The property is believed to be of cavity brick construction with a part tiled and part flat roof.
We are not aware of any safety issues or cladding issues, or of any asbestos at the property.
The property is located within the High Weald AONB.
The title has restrictions and easements, we suggest you seek legal advice on the title.
According to the Government Flood Risk website, there is a very low risk of flooding.
Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.
Mobile Coverage: According to Ofcom, the best mobile coverage is from EE and O2.
We are not aware of any mining operations in the vicinity or of any planning permissions for new houses / extensions at any neighbouring properties.
The property has step free access to the ground floor accommodation.



Ground Floor



First Floor

Approximate total area[®]
1062.08 ft²
98.67 m²

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

