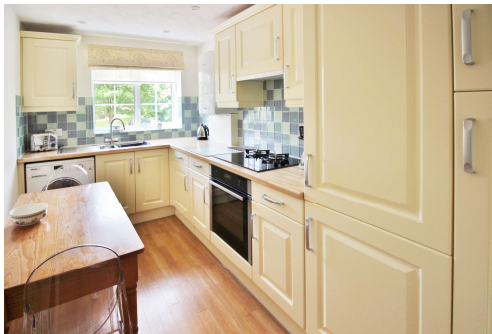




A very well maintained and beautifully presented house located in a small development close to the centre of this popular market town, within easy reach of the shops and amenities. Comprising: living room, kitchen/breakfast room, two bedrooms, bathroom, designated parking bay.

EPC Rating: C.

Guide Price: £275,000 Freehold



Mayfield Office:

3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB

mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:

The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com
01892 782287



10 Kingsley Court

Wadhurst, East Sussex, TN5 6AU

Guide Price : £275,000 Freehold

Kingsley Court is a small development of twelve similarly sized freehold houses arranged in three quad groupings. There is a communal parking area to the front, surrounded by planted shrub beds, with each property having their own designated parking bay as well as visitor parking and bin storage.

No.10 is a South-West facing house, benefitting from good natural light. It is very well-maintained and presented in pristine order. The house is attached to neighbours to the side and rear. The accommodation is arranged over two floors and benefits from gas central heating and double glazing throughout.

The private front door opens into a welcoming hallway with parquet wood effect flooring, staircase to first floor landing and a useful built-in storage cupboard.

The kitchen is big enough to accommodate a small table and chairs and has wood-effect flooring. It is fitted with wall and base cupboards with wood effect worktops, tiled splashbacks, sink with drainer and mixer tap over, integrated fridge freezer, undermount oven and dual hob with gas and induction plates, plus space for a washing machine.

Both the living room and kitchen have windows to the front of the property. The living room is a fair size and benefits from an understairs storage cupboard.

Accessed off the first-floor landing are two bedrooms, a bathroom and an over stairs airing cupboard. The larger bedroom will accommodate a double bed, whilst the second bedroom is more suited as a single bedroom or study. Both have dormer windows to the front and built-in wardrobes.

The beautifully appointed bathroom comprises a panelled bath with shower attachment, WC and a large vanity unit with integrated worktop wash basin. It has tiled walls, a wall-mounted mirror, heated towel rail and an obscured window to the side.

Wadhurst is an historic market town with attractive period properties along its High Street, which boasts a number of local amenities including a Jempons mini-supermarket with Post Office, a family run Butchers, Chemist, Delicatessen, Greengrocer, Cafes, Hairdressers, Opticians, Florist, a high quality gift shop and ladies outfitters, an excellent Library and Book shop. There is also a local Doctors Surgery and Dental Practice, two Pubs and Indian Restaurants.

There is a strong community in the town with various sports clubs and social activities to get involved with, a public Gym at Uplands and Catholic and Christian Churches.

Wadhurst falls within the High Weald Area of Outstanding Natural Beauty, and has superb access to an abundance of footpaths. Bewl Water Reservoir is nearby.

The town has a good primary, nursery and Catholic Preparatory school and, almost directly opposite Kingsley Court, Uplands Academy.

The lovely Spa town of Royal Tunbridge Wells is approximately six miles North of Wadhurst and there are bus and train services linking the two. Tunbridge Wells offers excellent shopping and recreational facilities including a theatre.

Wadhurst railway station is about 1.5 miles from the property, providing fast and regular services to London in under an hour. There is a bus stop close to the property from which you can catch a lift to the station.

Material Information

Wealden District Council. Tax Band D

Mains gas, electricity, and water.

Services charges: £600 per annum (2026).

The property is believed to be of cavity brick construction with a tiled roof.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property, although there are some untested artex ceiling finishes.

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, Superfast broadband should be available to the property.

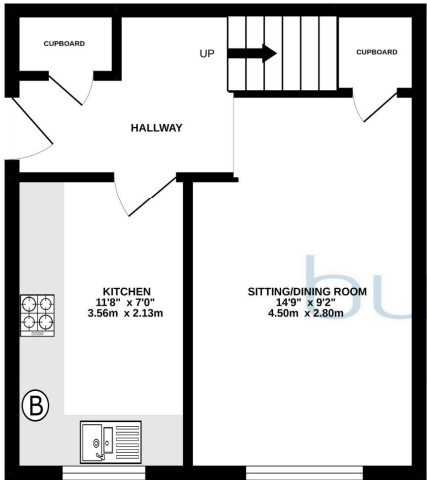
According to Ofcom, there is likely mobile coverage from various networks, more likely from O2 and Vodafone.

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

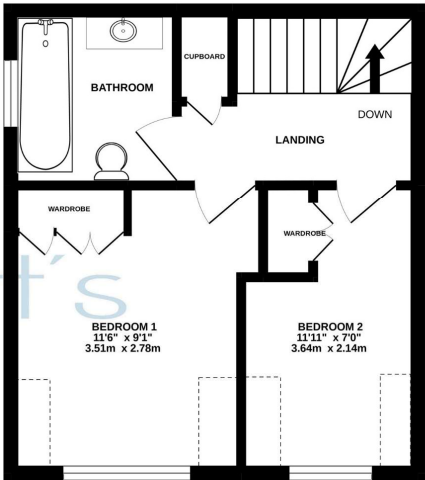
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



10 KINGSLEY COURT, LOWER HIGH STREET, WADHURST.

TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

