



A semi-detached house with lots of character, off-road parking and a generous garden, located in a quiet cul-de-sac, away from the main roads, yet convenient for access to the town's amenities and around 1 mile from the station. Comprising: sitting room, conservatory/dining room, kitchen/breakfast room, ground floor bedroom/office with adjoining WC, two first floor bedrooms and a bathroom. EPC: D

Guide Price £425,000 Freehold

burnett's
Individual Property : Individual Service



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14 Bankside

Banside, Wadhurst, TN5 6UL

Guide Price £425,000 Freehold

The house is located towards the end of Bankside, which is a quiet close. It benefits from off-road parking to the front of the house for three to four cars.

One enters via a new front door into a porch and then into the main living room.

The house has the character of a cosy period cottage when inside. There are lovely reclaimed pine internal doors, some with frosted glass panels, a renewed fireplace in the sitting room with a woodburning stove and an Oak mantle, wood effect flooring and diamond lead detailing in the windows.

The double aspect kitchen/breakfast room was updated in 2020 and is fitted with farmhouse style cream wall, base and tall units with solid wood-block worktops, incorporating a Belling gas range cooker and integrated slimline dishwasher. There is also space for a freestanding washing machine and American style fridge freezer.

The sitting room features the fireplace and has bi-fold glazed doors through to the conservatory/dining room, which has a solid, slate-tiled roof, making it comfortable in the summer months. French doors lead out from the dining room to the garden.

Located off the sitting room is a further room that is currently used as a studio/office, but would work very well as a ground floor third bedroom. It has an adjoining WC, which is considered to offer scope for adding a shower. This room also has a door to a covered area at the side of the house, with gated access to the front, which would make it ideal for anyone working from home that needs to invite clients in without going through the house.

Arranged over the first floor are two further double bedrooms (one currently used as a studio/office), including the double aspect main bedroom.

The bathroom was updated in 2023 and has a panelled bath with shower over, WC, washbasin and heated towel rail.

To the rear of the house, whilst the garden is North-East facing, due to it being a good size and slightly elevated, the majority of the garden gets sunlight throughout the day. There is a paved patio at the top of the garden, which catches the evening sun perfectly. There is also a garden shed, vegetable patch and several fruit trees in the garden, which is mainly laid to lawn.

Bankside is a quiet cul-de-sac, located between the Durgates and Sparrows Green areas of Wadhurst. The nearest shop is a Co-Operative mini-supermarket, which is approximately 150 yards away by foot. The centre of town is within half a mile and offers an array of shops and facilities including cafes, a butcher, pharmacy, post office facilities, barbers/hairdressers, restaurants, food outlets and much more.

There is an Ofsted rated "good" primary school in Sparrows Green, pre-school and the Sacred Heart Catholic School in Durgates, as well as Uplands Academy in the town, all within walking distance.

Wadhurst mainline railway station is about 1 mile away with services to London Charing Cross and Cannon Street (London Bridge in about 55 mins). Wadhurst has a very strong community with Anglican and Catholic Churches and various social and sporting activities and clubs to get involved with.

There is also a local doctors practice, dentist and veterinary practice. Local leisure facilities include floodlit tennis courts, a children's playground and a community sports centre.

There are beautiful walks on the numerous footpaths and bridleways that criss-cross the area. Scotney Castle and Bedgebury Pinetum are nearby, as is Bewl Water, which offers sailing and other outdoor pursuits.

Material Information

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

Mains gas, electricity, water and sewerage.

The property is believed to be of brick construction under a clay-tiled roof

We are not aware of any safety or cladding issues.

We are not aware 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.

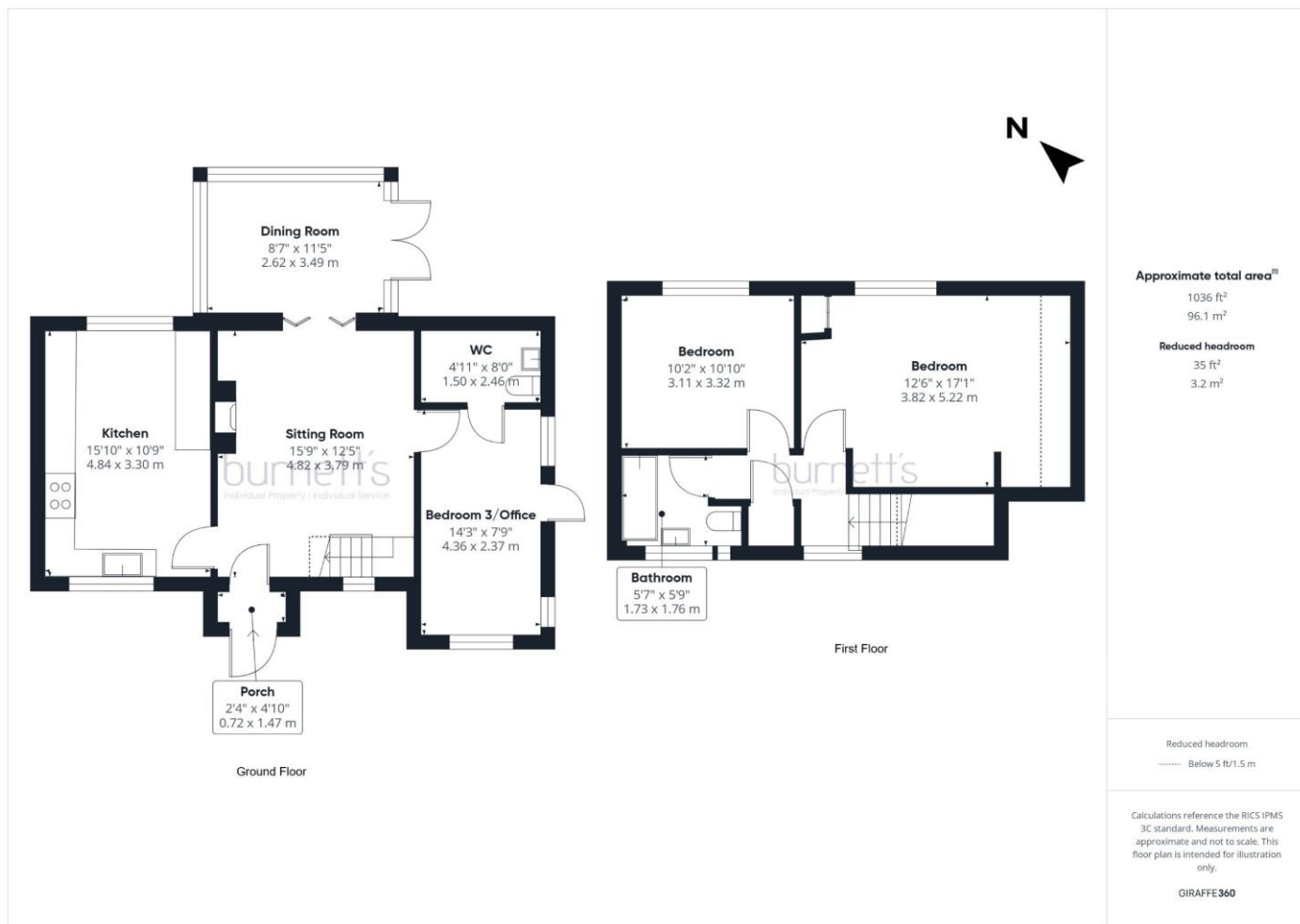
According to the Government Flood Risk website, there is a very low risk of flooding.

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

Mobile Coverage: According to Ofcom, the best mobile coverage is from EE.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

