



burnett's
Individual Property : Individual Service



A character, terraced cottage located down a quiet, no-through lane on the rural outskirts of Frant (1 mile), about 3 miles South of Royal Tunbridge Wells, offering off-road parking and a large garden with timber store, separate from the immediate courtyard garden with outhouse store. Comprising: 2 reception rooms, kitchen, 2 bedrooms, bathroom. EPC: E

Guide Price £365,000 Freehold

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



2 Rock Cottages

Down Lane, Frant, TN3 9HP

Guide Price £365,000 Freehold

2 Rock Cottages is a characterful, terraced cottage, likely to date back to the Georgian era. It forms one of a row of 4 cottages, displaying the traditional Flemish bond brickwork with stone quoining and multi-pane casement windows to the front.

This property has had replacement double glazed windows in the style of the period windows.

Unlike the neighbours, this property benefits from a generous parking area at the head of the row of cottages, which will accommodate up to four cars.

This property also benefits from a large garden plot, separate but close to the house, which offers superb scope for creating a little oasis of your own. It currently has a timber store in the far corner with a covered decked area. There is also an area directly behind the house, ideal for having a morning coffee, barbeque or relaxing sit down after work.

The cottage itself has two reception rooms, a kitchen to the rear, two bedrooms and a bathroom upstairs. There are fireplaces in the reception rooms and bedrooms, although currently only the sitting room fireplace is in use, with a wood burner in situ, ideal for cosy nights in.

The kitchen offers scope for improvement and is currently fitted with white wall and base units, with tiled splashbacks, an integrated double oven, electric hob and a stainless steel sink and drainer. There is also space for a washing machine and American style fridge freezer.

The main bedroom is a spacious double bedroom with built-in wardrobe and feature fireplace. Whilst it is possible to use the second bedroom as a bedroom, the bathroom is accessed through this room, so it works best as a study or dressing room or a child's or guest bedroom. It has a deep storage cupboard over the stairs and separate built-in wardrobe.

The bathroom is a generous size and has a panelled bath with Mira Sport shower over, vanity unit and WC. There is also an airing cupboard.

Down Lane is a quiet, country lane on the rural outskirts of Frant.

There are footpaths accessed further down Down Lane, providing access to beautiful countryside walks, including around Eridge Park and the Sussex Border path. The Area is designated as one of Outstanding Natural Beauty.

The pretty and popular village of Frant, about one mile away, enjoys a central green with playground and village hall, village store with post office, hairdressers, two pubs, and a "good" primary school (Ofsted 2022). Just outside the village (in Bells Yew Green, 2.3 miles) is Frant station, with services to London Bridge in about 52 minutes. There is also a good bus service running through the village (with bus stop just a little way up the main road from Down Lane) connecting Heathfield and Tunbridge Wells.

Wadhurst, about four miles away, offers a wider selection of village facilities and a mainline railway station (2.8 miles) with more frequent services.

The Spa town of Royal Tunbridge Wells is only about three miles away, offering fabulous shopping and the beautiful regency style paved Pantiles area, theatres and various other leisure facilities. This town also has a mainline railway station and high achieving grammar schools. The area is well served with both private and state schools.

Material Information:

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

Electric radiators and woodburning stove.

Mains electricity, water and sewerage.

The property is believed to be of brick (part single-skin) construction with a tiled roof.

We are not aware of any safety issues or 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. As is typical of terraced cottages, there is a right of way for this cottage and the other three to cross over each other's immediate gardens, both front and rear, for access. In reality, there is no need for 1 to do so and 3 and 4 go out the opposite way. This property can go out both ways though.

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

Broadband coverage: we are informed that Ultrafast broadband is available to the property.

There is limited mobile coverage from various networks with best from EE.

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

Accessibility: The property is not step free.



Ground Floor

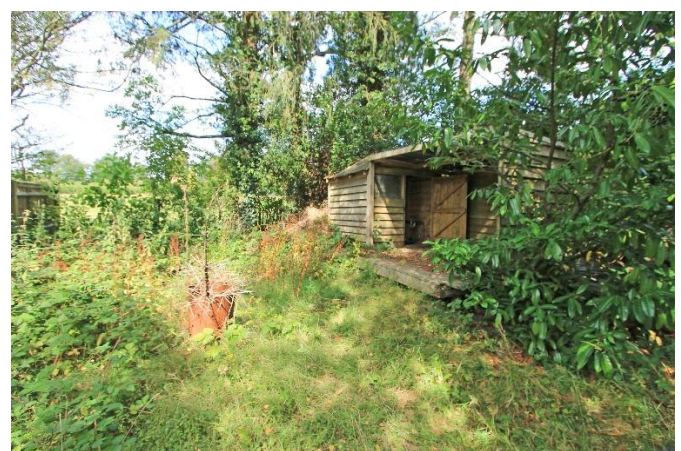


First Floor

Approximate total area^m
634 ft²
59 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

