



A beautifully presented, modern, three bedroom, energy efficient, terraced house, with two allocated parking spaces, private garden backing onto fields and first floor far-reaching countryside views, all within a short walk of the shops and schools in this popular market town. EPC: B

Offers in Excess of £425,000 Freehold



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2 The Lions

Sparrows Green, Wadhurst, TN5 6ST

Offers in Excess of £425,000** Freehold

**** VENDOR SUITED IF WE CAN ACHIEVE A FAST SALE.**

This property will only be offered for a limited time in order for the vendor to make an onward purchase and will be removed from the market if that onward purchase is lost. Please speak to Burnett's as soon as possible if this property looks of interest.

Built in 2017 by Deacon Homes and improved by the present owner, this three bedroom home presents beautifully and has the following:

- Two allocated parking spaces within a communal car park for the four houses, with security bollards installed.
- Semi-open plan ground floor layout with glazed double doors between the kitchen/dining room and sitting room that can be shut or left open depending on requirement/preference.
- Lovely hardwood parquet flooring in the sitting room and pale grey wood-effect porcelain tiling throughout the rest of the ground floor.
- Stylish décor including feature wallpaper walls in several rooms and a feature panelled wall in the sitting room.
- Pale grey kitchen units with quartz worktops and marble effect hexagonal tile backsplashes, fitted with a Bosch double oven, four ring gas hob with extractor over, Lamona dishwasher, Bosch washer/dryer and integrated tall fridge freezer.
- Ground floor WC.
- Built in storage under and over the stairs and a large cupboard off the landing with radiator and extractor so that it can be used as an airing cupboard.
- A stunning, far-reaching view to the rear over rolling fields and woodland from the main bedroom, which has built-in mirrored wardrobes along one wall and an en suite shower room.
- Both bathrooms are fully tiled and fitted with white suites, heated towel rails and wall mounted mirrors with lights. The main bathroom has a shower mounted over the bath.
- Landscaped rear garden measuring approx.. 4.8m x 9m, with paved patios, an area of lawn and raised beds with ornamental trees and shrubs, plus a garden shed and bin store. This is enclosed with close-board fencing providing a good degree of privacy and security. There is rear access to a communal pathway for bins and garden maintenance.
- Front garden with rockery, gravel and bark chip beds.

The property is located in the popular Sparrows Green area of Wadhurst, close to the local primary school and convenience store and within a short walk of the main High Street, with its abundance of local facilities.

In addition to the primary school, there is a nursery, Uplands Academy and Sacred Heart Catholic School.

The property is about 1.2 miles from Wadhurst mainline Station with services to Tunbridge Wells, Hastings and London (London Bridge in around 55 minutes).

The area is designated as one of Outstanding Natural Beauty and Wadhurst is surrounded by beautiful rolling countryside. Bewl Water Reservoir and Bedgebury Pinetum are nearby, offering wonderful walking and cycling opportunities as well as water sports and fishing on the reservoir.

Wadhurst has a strong community with lots of activities, clubs and societies to get involved with, as well as Catholic and Church of England Churches. There is a sports centre with gym at Uplands and various sports clubs to get involved with.

Material Information:

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

Mains Gas, electricity, water and sewerage.

There is a monthly service charge of £75 to cover the upkeep of the communal car park and pathway.

The property is believed to be of brick/block construction with a tiled 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.

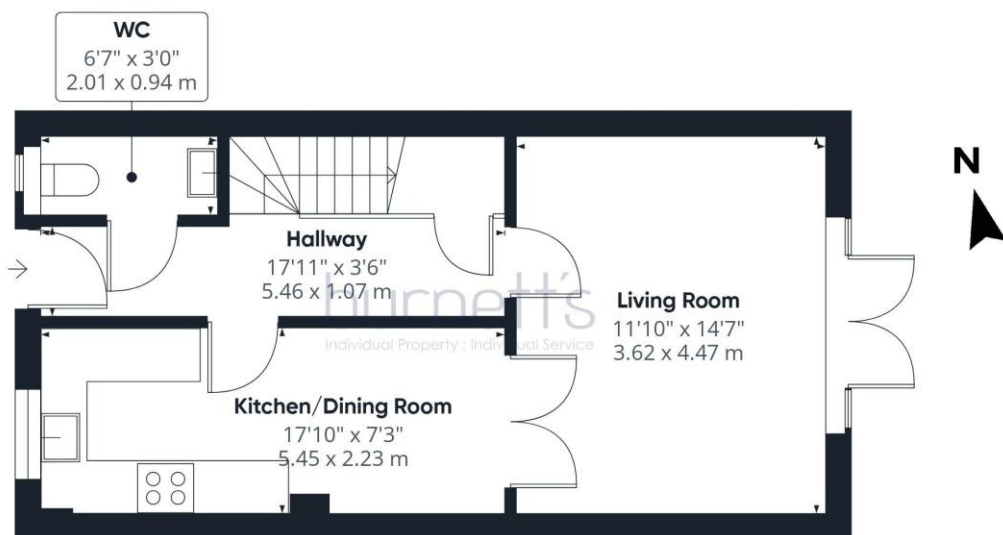
Broadband coverage: We are informed that there is fibre connected to the property and Ultrafast broadband is available.

Mobile Coverage: There is variable mobile coverage from various networks, best with O2 and Vodafone.

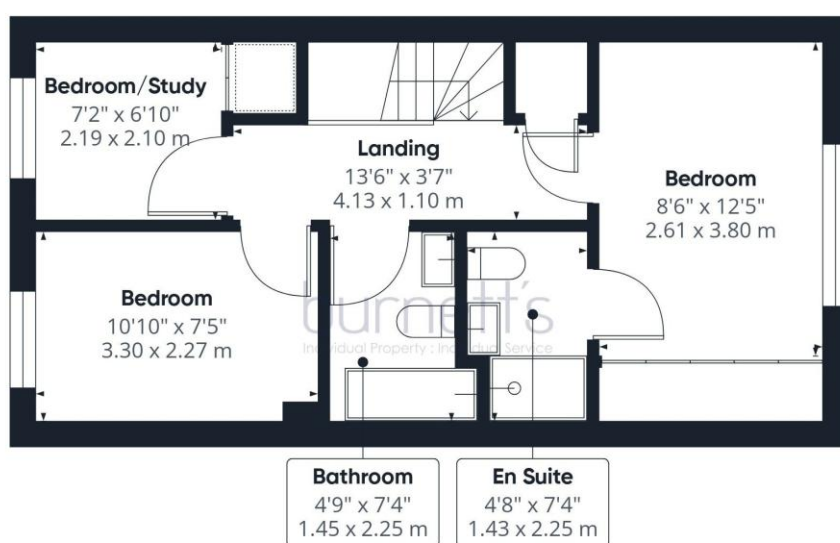
We are not aware of any mining operations in the vicinity.

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

The property does not have step free access



Approximate total area⁽¹⁾
848 ft²
84 m²



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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

