



**Lambert
& Foster**



AMHURST BANK COTTAGES

AMHURST BANK ROAD | PEMBURY

An opportunity to purchase a three bedroom mid-terrace country cottage situated in a semi-rural location on the outskirts of Pembury with elevated countryside views to the front. The sitting room, kitchen, and bathroom are located downstairs with the bedrooms on the upper two floors, bedroom two is accessed through bedroom three. Benefiting from a rear garden and is offered to the market with NO FORWARD CHAIN.

Guide Price £325,000

FREEHOLD



2 AMHURST BANK COTTAGES

AMHURST BANK ROAD | PEMBURY | TN2 4AP

- A three bedroom mid-terrace home with the accommodation set over three floors
- Elevated, far reaching countryside views to the front and rear
- Kitchen, sitting room and bathroom located downstairs
- Benefiting from a rear garden laid to lawn
- Situated in a semi-rural location with easy links to Tunbridge Wells and Paddock Wood
- Offered to the market with NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof with tiled. **Services & Utilities:** Oil central heating with mains water supply and private drainage services connected but not tested. Broadband Connection: Yes. Mobile Coverage: Yes. Further information can be found at www.ofcom.org.uk. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band C. **EPC:** E (53).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

Agent's Note: The property is currently accessed via the rear over a neighboring property. The purchaser's of 2 Amhurst Bank Cottages will be required to add a front door as well as making the front lawn suitable for off road parking.

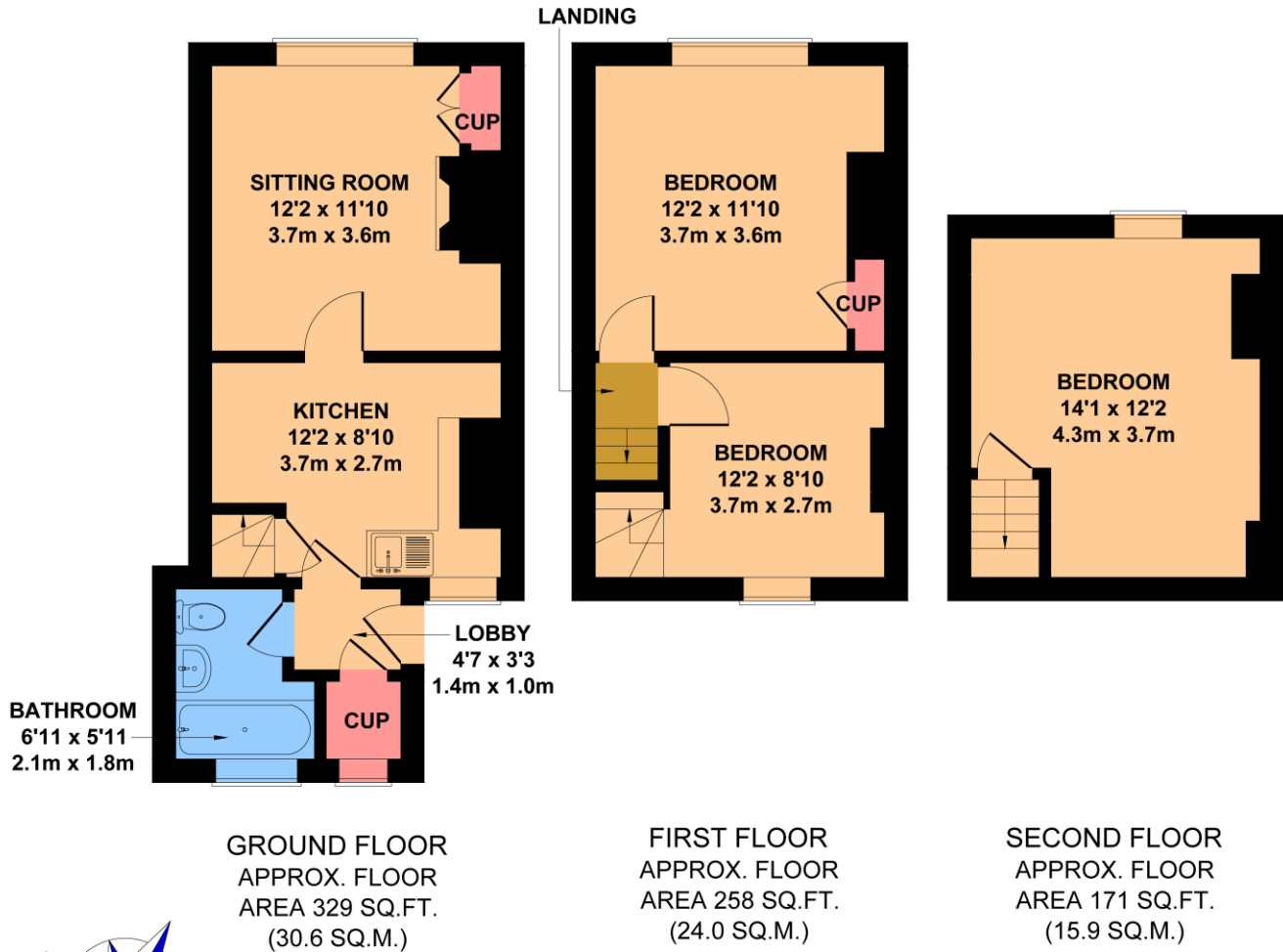
Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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