



**Lambert
& Foster**



1 MARLING HOUSE

STATION ROAD | WADHURST

An opportunity to purchase a spacious two bedroom ground floor apartment within the main period house benefitting from off road parking, garage and private garden of 0.18 acre (tbv). Situated within the heart of the popular village of Wadhurst. Walking distance to local amenities and the main line station with fast service to London in just over an hour.

Guide Price £495,000

LEASEHOLD



1 MARLING HOUSE

STATION ROAD | WADHURST | TN5 6RT

- A two bedroom ground floor apartment with an additional lower ground space
- Situated within the heart of the sought after village of Wadhurst
- Kitchen, dining room, lounge, office, two bedrooms, bathroom & separate WC
- Walking distance to local amenities and only a short walk to the Main Line Station
- Designated off road parking space and garage, private garden

GENERAL:

Tenure: Leasehold 954 years remaining.

Construction Type: Brick built and rendered under a tiled roof

Services & Utilities: Mains Electric, gas & drainage, Broadband Connection: Yes Standard 17Mbps/Superfast 80 Mbps, Mobile Coverage: Limited. Further information can be found at www.ofcom.org.uk.

Local authority: Wealden Borough Council

Council tax: Band D. **EPC:** D (57).

Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Cranbrook:** 01580 712 888



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.

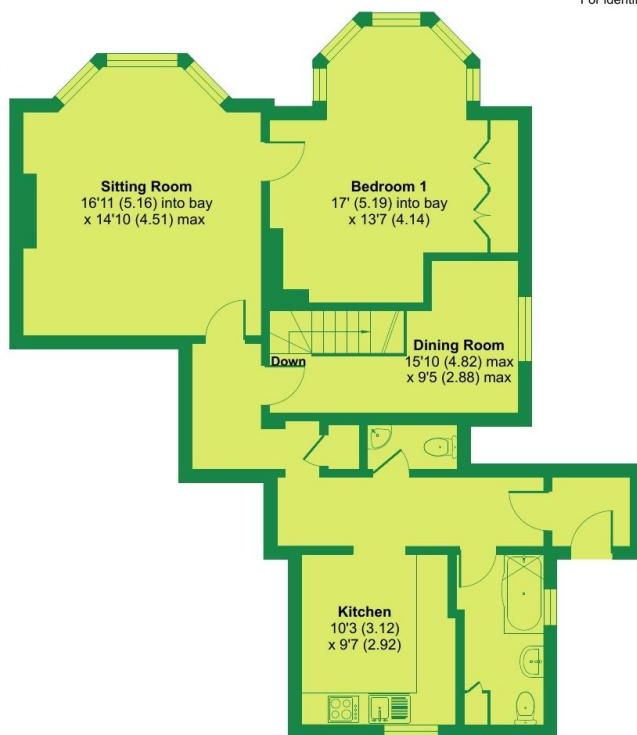
FLOOR PLANS

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

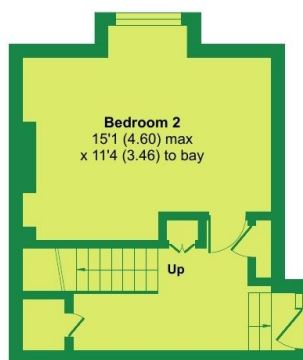
1 Marling House, Station Road, Wadhurst, TN5 6RT

Approximate Area = 1205 sq ft / 111.9 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Lambert and Foster Ltd. REF: 1121835

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

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Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYPHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
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Kent CT21 4HU

WADHURST, SUSSEX

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TN5 6AA