





ST FRANCIS

RYE ROAD | SANDHURST | KENT | TN18 5JL

A detached, timber framed, 1263 sq ft Colt bungalow presenting an ideal opportunity for renovation/redevelopment, subject to obtaining all relevant consents, set within established south facing gardens, total plot size extending to approximately 0.22 of an acre, all occupying a central village location. Cranbrook School catchment area. No onward chain.

Guide Price £350,000











ST FRANCIS

RYE ROAD, SANDHURST, KENT, TN18 5JL

A circa 1950's Colt bungalow, presenting timber elevations, set with double glazed UPVC windows beneath a pitched tile roof. The accommodation is arranged over one floor and now requires renovation. It is considered the combination of simple timber structure requiring renovation combined with the approximately 0.22 of an acre established gardens offers considerable scope for a replacement dwelling subject to obtaining all relevant planning consents.

The current accommodation is briefly described as follows, entrance hall with cupboard, double aspect sitting/dining room with electric fireplace and garden access, kitchen, cloakroom, conservatory, family bathroom, double aspect main bedroom with built in wardrobe, second double bedroom with built in wardrobe, third bedroom with built in wardrobe and bedroom four/study room.

Outside, there is of road parking for one vehicle with access to a single garage. The established south facing gardens run to all sides, a particular feature, the total plot extending to approximately 0.22 of an acre, laid to lawn including a number of established trees.









- Detached, timber framed Colt Bungalow
- 1263 Sq Ft
- Four bedrooms
- Double aspect sitting/dining room
- Family bathroom & Cloakroom W.C
- South facing, established gardens
- Off road parking & garage
- For renovation/redevelopment subject to PP
- Central village location
- Cranbrook School catchment area

VIEWING: By appointment only. Cranbrook Office: 01580 712888.

WHAT3WORDS: supposes.minerals.seated

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Oil fired heating LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E EPC: E (47)
BROADBAND & MOBILE COVERAGE:

(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

St. Francis, Rye Road, Sandhurst, Cranbrook, TN18 5JL



Approximate Area = 1263 sq ft / 117.3 sq m Garage = 130 sq ft / 12 sq m Total = 1393 sq ft / 129.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1266835

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed

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. 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road. Paddock Wood, Kent TN12 6DS WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street Wadhurst, East Sussex TN5 6AA HYTHE KENT Tel. 01303 814 444

Hillhurst Farm, Stone St, Westenhanger, Hythe CT21 4HU CRANBROOK KENT

Tel. 01580 712 888 Weald Office, 39 High Street Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR OVER 120 YEARS







