



Peter  
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Independent Family Estate Agents

# No Onward Chain In Lamberhurst

Guide Price £190,000

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This first floor flat presents an exciting opportunity for those with a vision for modernisation. Offering two bedrooms, a spacious living/ dining room, kitchen, separate utility, and the added bonus of a private garden, this property holds great potential for renovation. Convenient parking adds practicality to the residence, while the absence of an onward chain streamlines the purchasing process.

### **If You Lived Here:**

Nestled just outside the charming village of Lamberhurst, this property enjoys proximity to local amenities, including a general store and welcoming pubs, all within walking distance. Surrounding the village, nature flourishes, complemented by a rich historical backdrop showcased through events held on the village Common. Families will appreciate the excellent schooling options nearby, with Tunbridge Wells boasting some of the country's finest institutions.

For daily necessities and more extensive shopping trips, Wadhurst, a short 4.5-mile drive away, offers supermarkets, post offices, and a variety of independent shops. Further afield, Tunbridge Wells, just over 7 miles distant, invites exploration with its array of high street stores, theaters, and dining establishments.

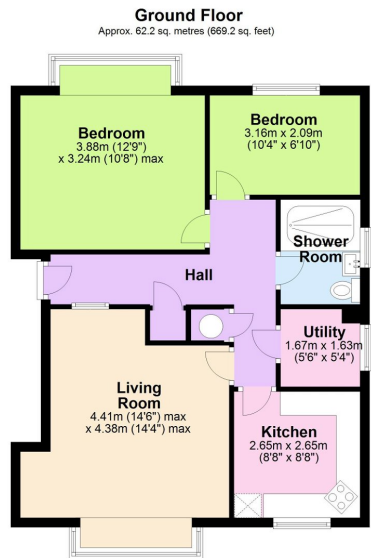
Active residents will find ample opportunities for leisure pursuits in the area, including golf clubs, equestrian centers, and the chance to sail at Bewl Water. Outdoor enthusiasts will relish the nearby Bedgebury Pinetum, boasting miles of scenic trails ideal for cycling, walking, and running.

Commuting is made simple with main-line rail services to London Charing Cross, London Bridge, and Cannon Street accessible from nearby stations such as Wadhurst and Frant, each approximately a 50-minute journey. Additionally, easy access to the A21, leading to the M25 and M20, facilitates travel to London airports, the south coast, Eurostar, and channel ports, making this property a well-connected base for both work and leisure pursuits.

### **Lease**

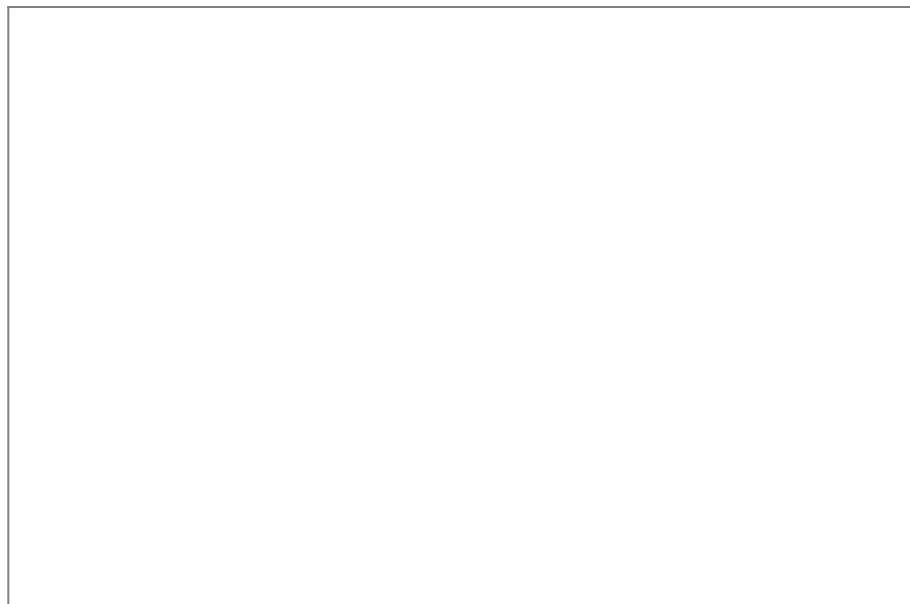
The property has a 125 year lease created in 1984.





Total area: approx. 62.2 sq. metres (669.2 sq. feet)

- TWO BEDROOM FIRST FLOOR APARTMENT
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- SUBJECT TO THE GRANT OF PROBATE
- COUNCIL TAX BAND C
- IN NEED OF COMPLETE MODERISATION
- ALLOCATED PARKING SPACE
- SEPERATE UTILTY ROOM
- EPC RATING F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		