



Peter

 Buswell
Independent Family Estate Agents

A Modern Two Bedroom House in Hawkhurst

£375,000

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Situated within a private development built in 2018, this property offers comfortable living in a convenient central position to Hawkhurst Village providing easy access to essential amenities.

Upon entering, the interior welcomes you with its simplicity and functionality. The entrance hall opens on to the living room diner, a modern fully fitted kitchen with integrated appliances ideal for catering to everyday living and occasional gatherings. The soft carpeted stairs lead up to the two double bedrooms and a stylish family bathroom.

Meanwhile, the south-facing garden offers a peaceful retreat, ideal for relaxation and outdoor dining.

Parking is convenient with two designated spaces to the front of the property and additional visitor parking.

Location

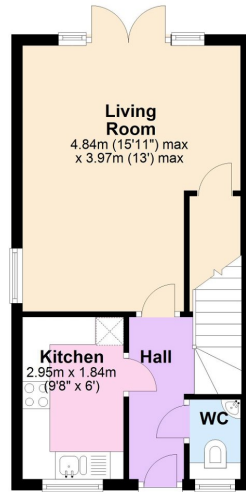
Situated in a tucked away yet central location in the Wealden village of Hawkhurst, which provides good day to day facilities including Supermarkets, (Waitrose & Tesco), Butchers, Bakers, Doctors surgery, Chemist, Restaurants, Kino digital cinema, Pub, Hotel, Dry cleaners, Vets as well as a range of independent stores.

The nearby towns of Tunbridge Wells, Cranbrook & Tenterden offer additional facilities. In addition, there are many sporting facilities in the area including several golf clubs, equestrian centres & sailing at Bawl Water. It is also within easy reach of Bedgebury Pinetum which offers miles of cycling, walking and running trails.

Main-line rail services into London Charing Cross, London Bridge and Cannon Street, can be found at nearby stations - Staplehurst or Etchingam take approx. 1 hr.



Ground Floor
Approx. 31.3 sq. metres (337.2 sq. feet)

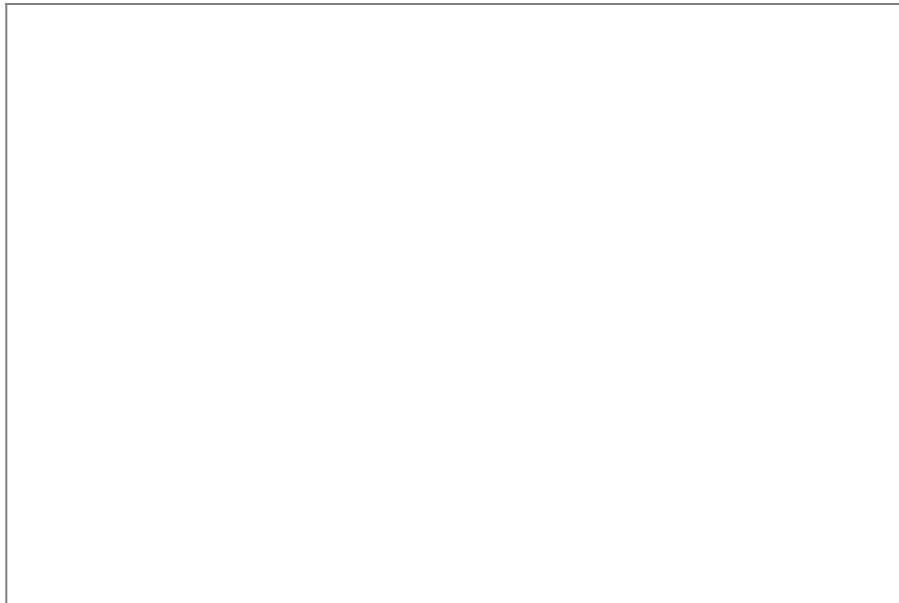


First Floor
Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 sq. feet)

- TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- CENTRAL LOCATION TO HAWKHURST VILLAGE
- LIVING ROOM/DINER WITH FRENCH DOORS TO GARDEN
- PRIVATE SOUTH FACING GARDEN
- EPC RATING B
- WITHIN A PRIVATE DEVELOPMENT BUILT IN 2018
- MODERN KITCHEN WITH INTEGRATED APPLIANCED
- STYLISH MODERN FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES + VISITOR PARKING
- COUNCIL TAX BAND C



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		