



Frant, Tunbridge Wells, East Sussex

8 Home Farm Court, Frant, Tunbridge Wells, East Sussex

Forming part of a small, popular, residential development for the over 55's within the attractive East Sussex village of Frant. The property offers communal gardens, residents parking and emergency pull cords within the property linked to an on site resident manager and call centre.

The front door opens up to a large and welcoming entrance hall providing access to all the principle living areas, bedrooms and well-appointed shower room. The kitchen is located to the front of the property with fitted wall and base units, breakfast bar and integrated appliances. The double aspect open plan sitting/dining room provides a great space for day to life and entertaining. French patio doors lead out to the south-west facing garden with paved patio. The large principal bedroom offers large built in cupboards along with access to the jack and jill shower room. The second bedroom which is currently used as a dining room also offers storage and access to the jack and jill shower room.



Tenure: Leasehold: approximately 61 years remaining

Service charge: £327.39 per month.

Local authority: Wealden District Council: Tel 01323 443322

Council tax band: E

Services: Mains water and electricity. Electric storage heating. Private drainage.

Situation

Situated between the desirable village of Frant and Tunbridge Wells on the favoured south side of the town, popular for its close proximity to the old High Street and the Pantiles with its numerous boutiques, restaurants, and local amenities. The larger centres of Tunbridge Wells and Tonbridge offer a larger range of shopping including supermarkets and boutiques, with many major national stores in Royal Victoria Place.

Directions (TN3 9DQ)

From Tunbridge wells proceed on the A267 (Frant Road). Upon reaching the village of Frant, turn left into Church Lane (just before the abergavenny arms public house). Continue on this road and proceed, past the church on your left, through the stone pillared gates. Visitors parking for Home Farm Court can be found on your right hand side, and by taking your first right number 8 Home Farm Court is the first property on your right hand side.



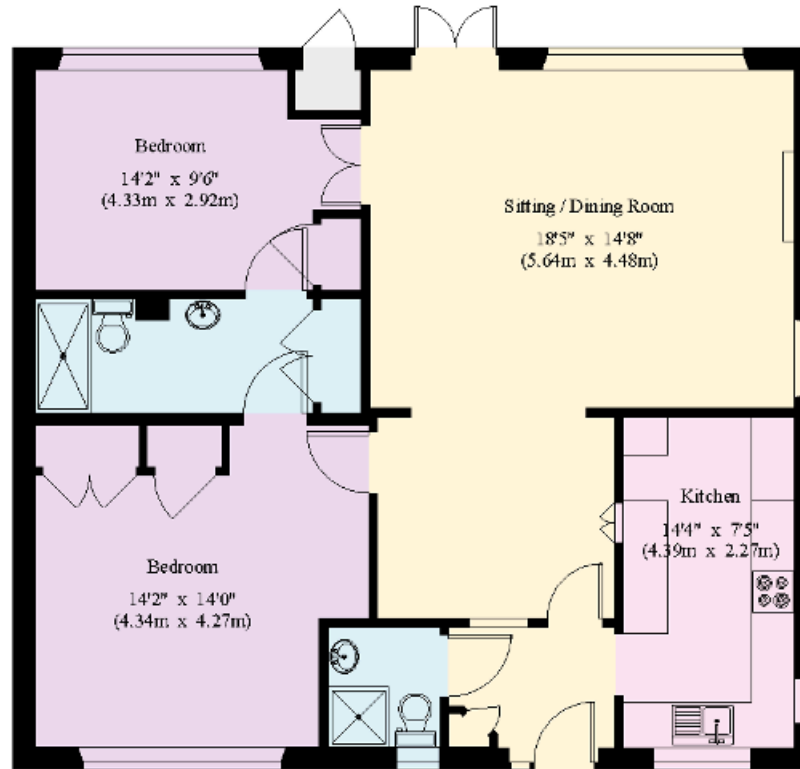


The property is perfectly situated between the desirable village of Frant and Tunbridge Wells, with easy access to daily amenities.

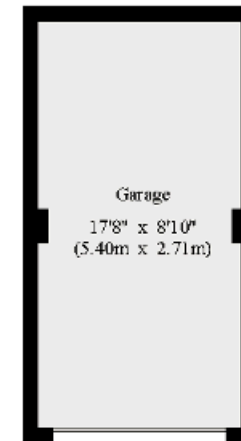
Approximate Gross Internal Floor Area - Home
91.1 sq m / 980 sq ft

Approximate Gross Internal Floor Area - Garage
14.6 sq m / 157 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



© 17/03/23 Trueplan (UK) Ltd 01892 514 881

Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more

Holly Sibley
01892 515035
holly.sibley@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2023. Photographs and videos dated March 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.