



FARTHINGS
BALACLAVA LANE, WADHURST, EAST SUSSEX, TN5 6EH



**Lambert
& Foster**

TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 43 MILES | WADHURST STATION 1.4 MILES

FARTHINGS, BALACLAVA LANE, WADHURST, EAST SUSSEX, TN5 6EH

A detached three-bedroom chalet bungalow in a sought-after semi-rural location on a quiet country lane in Wadhurst with spectacular views. The property has more than 1340sqft. of internal living space and an additional 276sqft. attached double garage which could be converted to provide more living space (STPP).

ASKING PRICE £650,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this light and spacious three-bedroom detached chalet bungalow in a sought-after position in Wadhurst. The property is positioned on a quiet country lane and has spectacular views across the surrounding countryside.

The property, which is set over two floors, includes, on the ground floor, a sitting room, kitchen, dining room, bedroom, bathroom and garden room. On the first floor you find two bedrooms and a shower room.

The property is in an elevated position and accessed via a private drive with a large parking area for several vehicles. To the rear is a private garden with a variety of mature trees, shrubs and borders and the ideal place to relax and entertain.

The attached double garage presents opportunity for the new owners to further extend the property (STPP). The property is presented in excellent condition throughout with a modern kitchen with bespoke wall and floor cabinets and ample worktop space while the bathrooms have modern fixtures and fittings.



FLOORPLANS

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

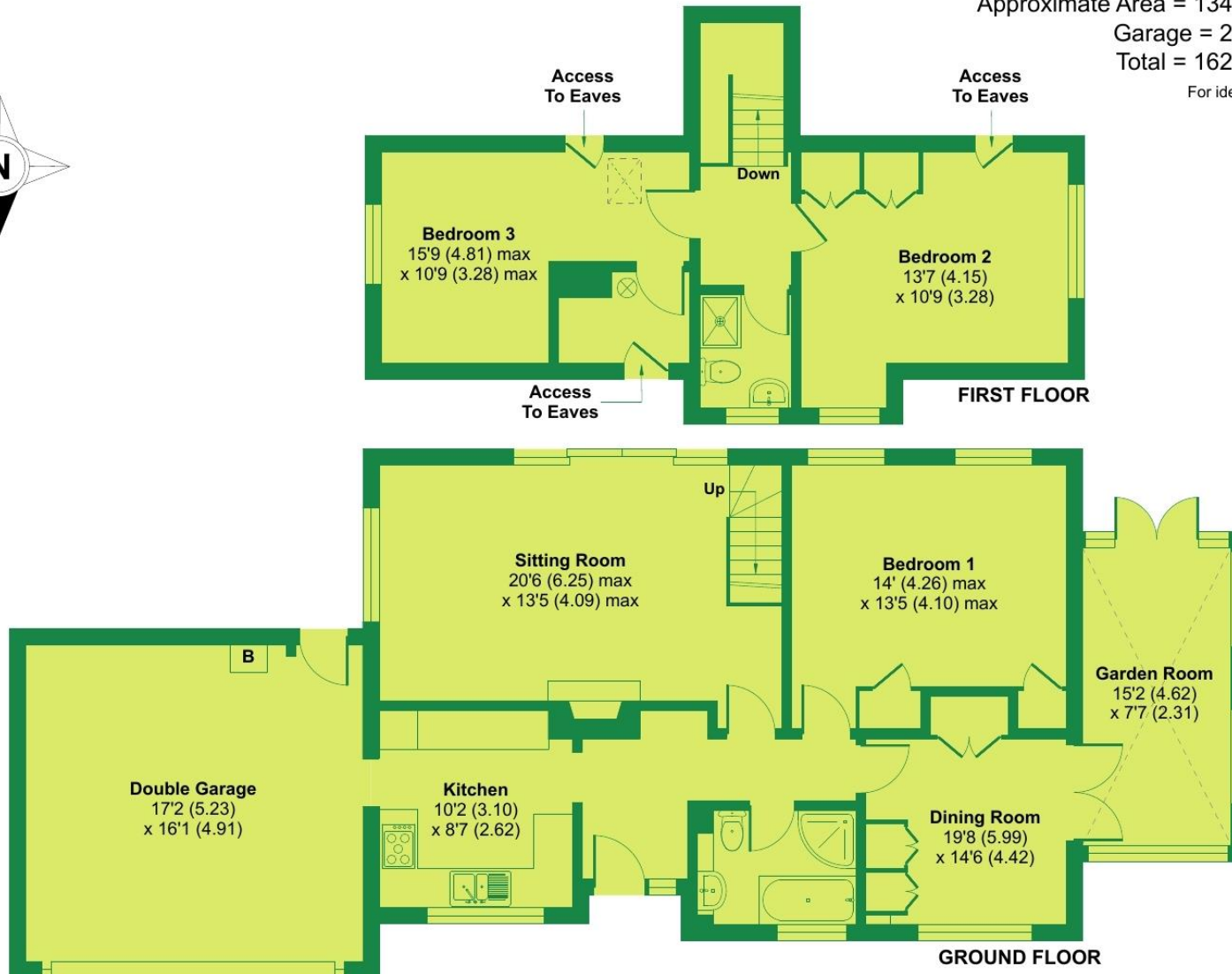
Farthings, Balaclava Lane, Wadhurst, TN5 6EH

Approximate Area = 1347 sq ft / 125.1 sq m

Garage = 276 sq ft / 25.6 sq m

Total = 1623 sq ft / 150.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1196122



VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: emphasis.salary.cabbages

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas

BROADBAND & MOBILE COVERAGE:

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

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band F **EPC:** E (45)

COVENANTS: Covenants Relate to this property please contact the office for more information.

FLOOD & EROSION RISK:

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick elevations & tile roof.

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.

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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

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



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