



**Lambert
& Foster**



1 MARLING HOUSE

STATION ROAD | WADHURST | TN5 6RT

An opportunity to purchase a spacious two-bedroom ground floor apartment within the main period house benefitting from off road parking, garage and private garden of 0.18 acre (TBV). Situated within the heart of the popular village of Wadhurst. Walking distance to local amenities and the main line station with fast service to London in just over an hour.

Guide Price £400,000 to £425,000

LEASEHOLD



- A two-bedroom ground floor apartment with an additional lower ground space
- Situated within the heart of the sought-after village of Wadhurst
- Kitchen, dining room, lounge, office, two bedrooms, bathroom & separate WC
- Walking distance to local amenities and only a short walk to the Main Line Station
- Designated off road parking space and garage, private garden

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

WHAT3WORDS: ///SMALLEST.HIPS.CRANK

TENURE: Leasehold 999 years from 1st June 1979

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 D **EPC:** D (57)

COVENANTS: Covenants and Rights of Way 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 with slate 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.

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.

FLOORPLANS

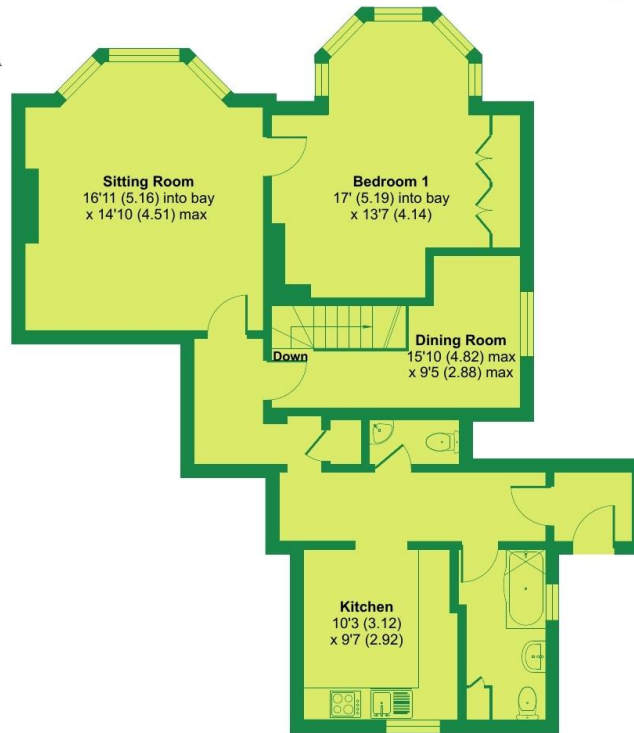
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

www.lambertandfoster.co.uk

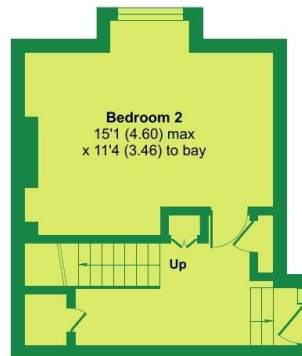
1 Marling House, Station Road, Wadhurst, TN5 6RT

Approximate Area = 1205 sq ft / 111.9 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



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: 1121835

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

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