



# 125

— YEARS OF —

**Lambert  
& Foster**



**5 BRICK KILN COTTAGES**  
COUSLEY WOOD ROAD, WADHURST, EAST SUSSEX, TN5 6ED



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& Foster**



TUNBRIDGE WELLS STATION 7 MILES | GATWICK AIRPORT 41 MILES | WADHURST STATION 1.7 MILES

## 5 BRICK KILN COTTAGES, COUSLEY WOOD ROAD, WADHURST, EAST SUSSEX, TN5 6ED

A beautifully presented three-bedroom mid-terrace family home with off-street parking and a private garden close to Wadhurst train station.

ASKING PRICE £515,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this fully renovated three-bedroom mid-terrace period property in a semi-rural location on the outskirts of Wadhurst and within a short drive of the mainline railway station with off-street parking, a private garden, an office and outbuildings.

This deceptively spacious cottage, which has limited head height on the staircases, is set over four floors and benefits from approximately 1223 sq. ft. of internal living space, offers a quirky layout and includes a large kitchen/dining room, two sitting rooms, an office, three double bedrooms and a family bathroom.

You approach the property via a pretty front porch which leads directly into a well-proportioned and cosy living room with exposed beams and an inglenook fireplace. From the living room you enter a central landing with stairs going downstairs and up to the first and second floors. Also on the ground floor is an office space and a wonderful double bedroom with French doors leading to a balcony overlooking the garden and a large skylight allowing natural light to flood in.

Downstairs you find a second sitting room and modern kitchen/dining room with French doors leading directly to the garden. The kitchen is a large bright space with ample worktop space and plenty of room for a large family dining table.







## DESCRIPTION CONTINUED

Upstairs, on the first floor is a double bedroom with built-in wardrobes and a modern family bathroom. Stairs then lead you to the top floor where you find a further double bedroom with built-in storage.

Outside, you find a well-established private garden with two outbuildings including a workshop. Beyond the garden to the rear is a gate leading to a parking area with two private parking spaces which is accessed via a private drive off Balaclava Lane.

The property is wonderfully located in a semi-rural position on the outskirts of the popular market town of Wadhurst with a nearby main line train station.

- Three bedrooms
- Private parking
- Workshop
- Office
- Character features
- Unlisted









## FLOORPLANS

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

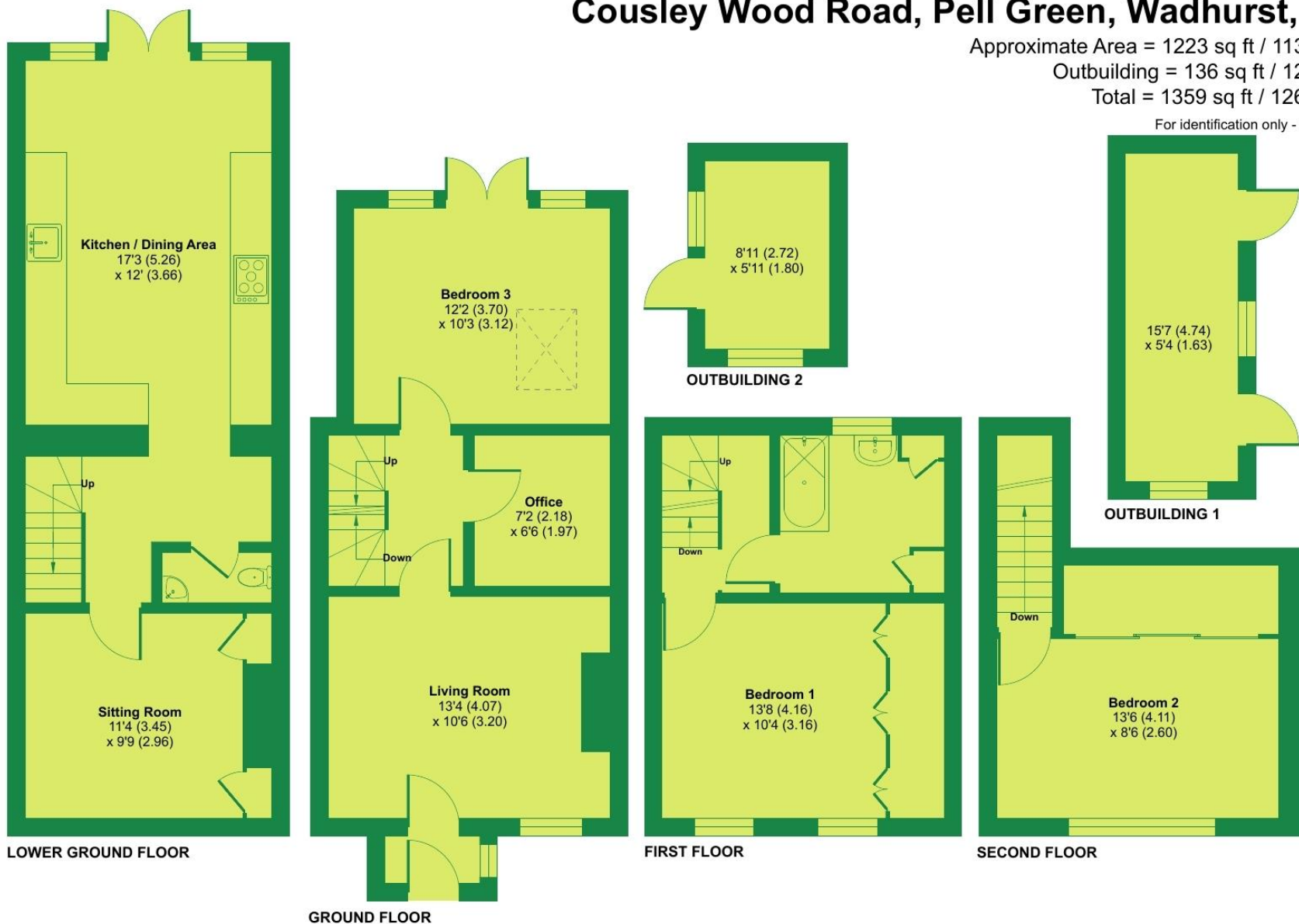
### Cousley Wood Road, Pell Green, Wadhurst, TN5

Approximate Area = 1223 sq ft / 113.6 sq m

Outbuilding = 136 sq ft / 12.6 sq m

Total = 1359 sq ft / 126.2 sq m

For identification only - Not to scale







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

**WHAT3WORDS:** ///PRANK.ACRE.TINT

**TENURE:** Freehold

**SERVICES & UTILITIES:**

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

**Sewerage:** Mains **Heating:** 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](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band D **EPC:** D (62)

**FLOOD & EROSION RISK:**

Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations with tiled 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.





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