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SPIRALS
COUSLEY WOOD ROAD, WADHURST, EAST SUSSEX, TN5 6EE



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& Foster**

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

SPIRALS, COUSLEY WOOD ROAD, WADHURST, EAST SUSSEX, TN5 6EE

A beautifully presented and newly extended four/five-bedroom family home with ample parking and an extensive garden located in a convenient position near the popular market town of Wadhurst.

ASKING PRICE £675,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this beautifully presented and newly extended four/five-bedroom family home with ample parking and an extensive garden located in a convenient position near the popular market town of Wadhurst.

This spacious and light property is set over four floors and benefits from more than 1780 sq. ft. of internal living space and includes, on the ground floor, an L-shaped kitchen/dining room, sitting room, utility room, hallway and shower room. On the first floor you find a sitting room, which could easily be converted to a fifth bedroom as required subject to any necessary permissions, and a double bedroom. On the second floor are two double bedrooms and a family bathroom while the top floor has a further double bedroom and easy access to a large loft area.

Entering through the front door you come to a large central hallway. To your left you come to a utility room with sink, storage and space for appliances and a shower room with a sink and a WC. To your right you enter the kitchen/dining room, a truly wonderful space with beautiful tiled flooring, new bespoke kitchen cabinetry with quartz worktop, modern integrated appliances and five skylights allowing an abundance of natural light to flood in. This stunning open plan room has ample space for a large dining table and large aluminium framed windows facing out to the garden to the rear. Bi-folding doors provide direct access to the rear patio and garden while modern pendant lights alongside recessed spotlights illuminate this versatile room. A large sitting room with stairs leading to the first floor completes the ground floor.



DESCRIPTION CONTINUED

On the first floor you find a large sitting room which could easily be converted into a further bedroom as required and a double bedroom with double aspect windows. On the second floor are two further bedrooms including one with fitted wardrobes and a well-appointed family bathroom. Stairs then lead you to the top floor where you find a further bedroom with eaves storage which provides access to a large loft space.

The property is approached via a private drive with ample space for several cars. To the rear, the garden is a particular feature and includes two paved patio areas, ideal for entertaining in the warmer months, a shed, raised beds, established borders, shrubs and trees and a large lawn.

- Four/five bedrooms
- New kitchen extension
- Beautifully presented throughout
- Ample parking
- Private driveway
- Large garden





FLOORPLANS

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

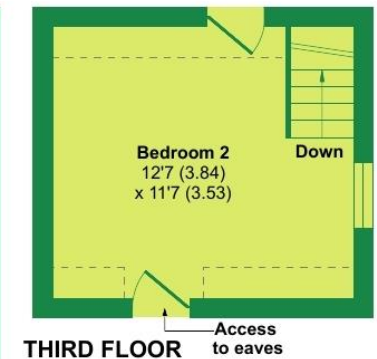
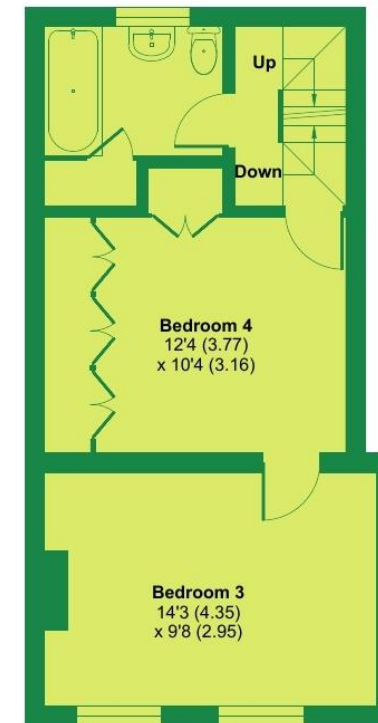
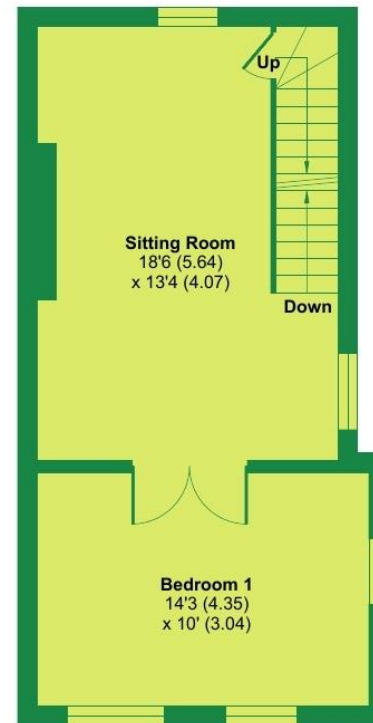
Spirals, Pell Green, Wadhurst, TN5

Approximate Area = 1756 sq ft / 163.1 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1782 sq ft / 165.5 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

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

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations and 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.

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