



125

— YEARS OF —

**Lambert
& Foster**



2 QUEENS COTTAGES
WADHURST, EAST SUSSEX, TN5 6RW



**Lambert
& Foster**

WADHURST STATION 1.1 MILES | TUNBRIDGE WELLS 6 MILES | GATWICK AIRPORT 46 MILES

2 QUEENS COTTAGES, WADHURST, EAST SUSSEX, TN5 6RW

A charming three-bedroom semi-detached cottage with a large garden and huge scope to renovate and extend (STPP) in an ideal location in the popular Durgates area of Wadhurst.

GUIDE PRICE £415,000 TO £425,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this charming three-bedroom semi-detached cottage with a large garden and huge scope to renovate and extend (STPP) in an ideal location in the popular Durgates area of Wadhurst.

A rare opportunity to acquire a spacious and light three-bedroom semi-detached cottage set within a generous garden, quietly positioned close to the heart of Wadhurst village. Offering 1,049 sq. ft. of accommodation and brimming with potential, this charming home is now in need of modernisation, providing an exciting chance for buyers to put their own stamp on it.

The ground floor offers a traditional layout with a kitchen to the front, leading through to a bright sitting room and separate dining room, along with the added benefit of a utility room and cloakroom. Upstairs, there are three double bedrooms – all served by the family bathroom.

The cottage sits in a large plot, with mature gardens offering ample space for landscaping, outdoor entertaining, or even the possibility of extension (subject to consents).



DESCRIPTION CONTINUED

The property's tucked-away yet convenient location allows easy access to Wadhurst's excellent local amenities, highly regarded schools, and mainline station with direct links to London.

Wadhurst is a thriving Wealden village with a strong sense of community. The High Street offers a wide range of independent shops, cafés, pubs and everyday services, as well as a medical centre and Uplands Academy. For commuters, Wadhurst station (just over a mile away) provides regular services to London Charing Cross and Cannon Street in about an hour. Tunbridge Wells lies approximately 7 miles to the north, offering further shopping, leisure and cultural facilities.

- Three-bedroom semi-detached cottage
- In need of modernisation with huge potential
- Large garden
- Quiet position within walking distance of Wadhurst
- Offered chain free
- Kitchen, sitting room, dining room and utility





FLOORPLANS

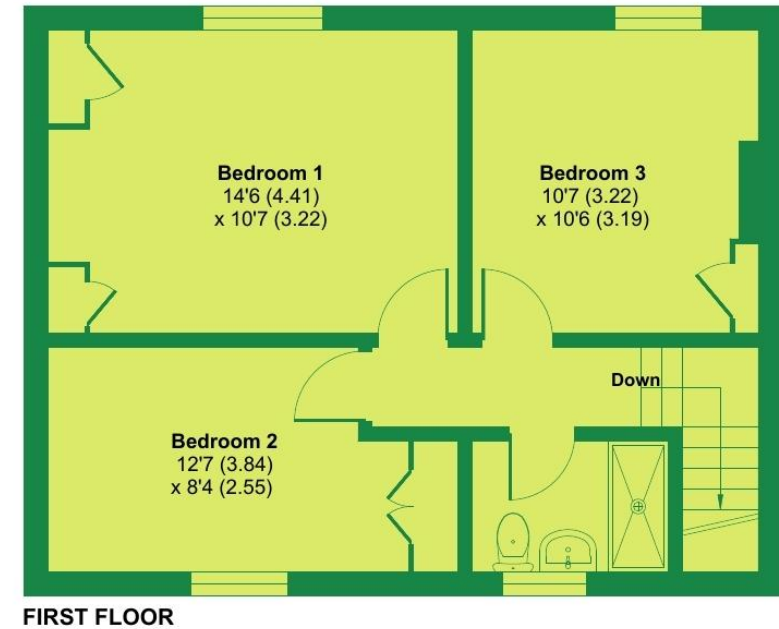
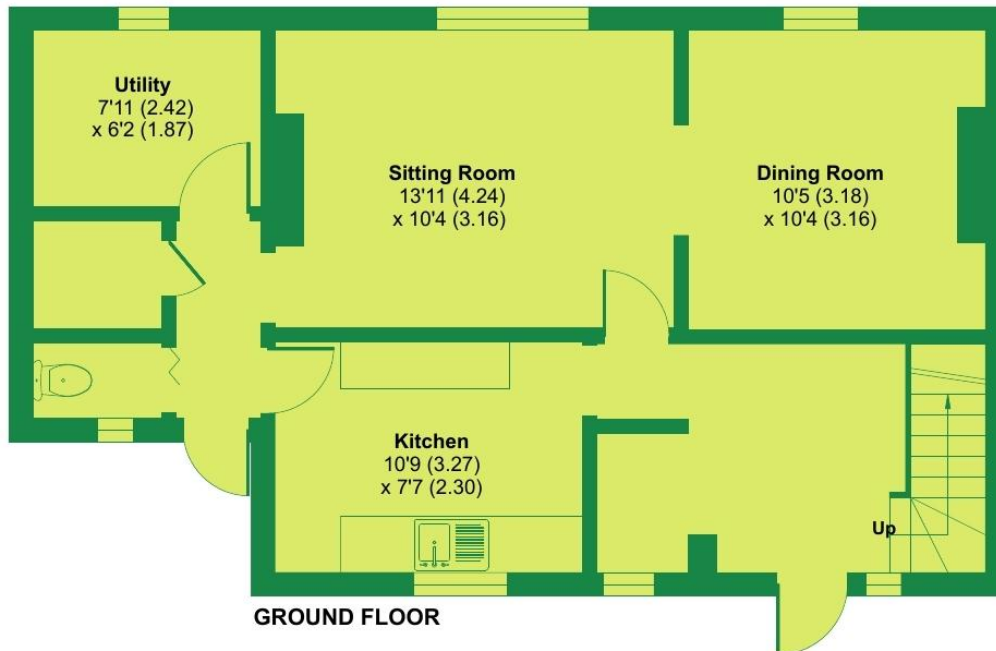
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Queens Cottages, Wadhurst, TN5

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale





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

WHAT3WORDS: ///NURSE.GRIT.SLEPT

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: 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: C **EPC:** 65 (D)

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

PHYSICAL CHARACTERISTICS: Brick elevation & 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.

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