



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bed Bungalow
- Offered As Top Of Chain
- Over 55's Development
- Private Courtyard Garden
- Garage En Bloc & Visitors Parking
- Energy Efficiency Rating: D

Home Farm Court, Frant

£450,000

woodandpilcher.co.uk

21 Home Farm Court, Frant, Tunbridge Wells, TN3 9DQ

Offered as top of chain and with particularly impressive entertaining space and bedroom sizes, a two bedroom attached bungalow in this small and popular residential development for the over 55's in Frant. The property benefits tremendously from a large private courtyard garden to the rear, a private garage en bloc (again towards the rear of the property) as well as a pleasingly calm and secure location with an on-site manager and further out of hours call centre available throughout the week. As currently arranged, the property has a good sized entrance hallway with views back along the attractive communal gardens, an equally good sized fitted kitchen and a further and separate wc and shower room. The main entertaining space is subdivided into dining and living areas with French doors opening onto the aforementioned private courtyard gardens. The property has two good sized double bedrooms, one accessed from the lounge and one from the dining room with a 'Jack and Jill' shower room between. The whole property has been redecorated and re-carpeted.

Homes within this particular development are always in considerable demand and in view of the property's location and amenities we do emphasise the need for interested parties to make an early appointment to view.

Access is via a partially glazed, double glazed door to:

ENTRANCE HALLWAY:

Vinyl flooring, floor mounted 'Dimplex' electric radiator, areas of wooden panelling. Feature Georgian style window providing further light to the lounge and dining area. Door to a shallow cupboard housing the electrical consumer unit etc and some storage space. Doors leading to:

SHOWER ROOM:

Fitted with a low level wc, corner shower cubicle with 'Aqualisa' electric shower and single head, pedestal wash hand basin with tiled splashback, wall mounted light. Vinyl floor, part tiled walls, wall mounted electric towel radiator, further ceiling mounted heater, wall mounted cabinet, electric light with shaver point, emergency pull cord. Opaque double glazed window to the front with fitted blind.

KITCHEN:

Of a good size and fitted with a range of wall and base units and a complementary work surface. Inset single bowl sink with mixer tap over. Integrated double electric oven and inset four ring electric hob with tiled splashback and extractor hood over. Space for a freestanding fridge/freezer, dishwasher and washing machine. Vinyl floor, part tiled walls, floor mounted 'Dimplex' electric radiator, emergency pull cord. Serving hatch to the lounge/dining room. Double glazed windows to the front and side with fitted blinds.

LOUNGE/DINING ROOM:

Dining Area: Carpeted, Georgian style window returning to the front of the property, serving hatch to kitchen. Space for dining table, chairs and associated furniture.

Lounge: Carpeted, two recently installed wall mounted 'Dimplex' electric radiators, coming, emergency pull cord, various media points, telephone point. Excellent space for lounge furniture and for entertaining. 'Feature fireplace' with polished stone hearth and space for freestanding electric fire with wooden mantle and surround. Double glazed windows to the rear with fitted blinds and double glazed windows to the side with a fitted Roman blind. Georgian style double glazed doors to the private rear courtyard garden.



BEDROOM:

Carpeted, wall mounted 'Dimplex' electric radiator, emergency pull cord, cornicing. Space for a large bed and associated bedroom furniture. Door to generous storage cupboard with areas of fitted shelving. Double doors to a wardrobe with coat rail and shelving over. Double glazed windows to the front. Door to:

JACK AND JILL EN SUITE BATHROOM:

Fitted with a pedestal wash hand basin, bidet, low level wc, slipper bath with mixer tap over and single head electric shower above, emergency pull cord. Vinyl floor, part tiled walls, airing cupboard with inset hot water cylinder and areas of fitted shelving, wall mounted electric towel radiator, wall mounted 'Dimplex' electric radiator, wall mounted mirror with electric light over and shaver point, wall mounted mirror fronted cabinet, extractor fan. Door to:

BEDROOM:

Carpeted, wall mounted 'Dimplex' electric radiator, emergency pull cord, cornicing. Space for a double bed and associated bedroom furniture. Areas of shelving. Double glazed windows to the rear with fitted blinds. Double doors that return to the principal lounge area.

OUTSIDE REAR:

The Georgian style double glazed doors from the sitting area lead to a private rear courtyard garden which is essentially low maintenance with good areas of paving and ample space for garden furniture and entertaining. Retaining wooden picket fencing with shrub beds with a number of mature plantings. A door leads to an external gardeners cupboard with good general storage space and shelving. A gate leads to a private garage en bloc and there is residents parking available around the development.

SITUATION:

The property is located in a peaceful spot on the edge of Frant village. It forms part of a larger impressive residential community development for the over 55's and affords a good feeling of calm and security. Frant village itself has a village post office and general store, a couple of highly regarded public houses and church. The larger town of Royal Tunbridge Wells is approximately 2.5 miles distance with a far wider range of social and retail facilities. There are main line railway stations at nearby Wadhurst and Bells Yew Green, both of which offer fast and frequent train services to London.

TENURE:

Leasehold

Lease - 960 Years unexpired

Service Charge - currently £3475.80 per year

No Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

E

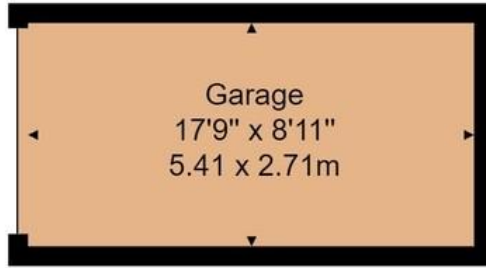
VIEWING:

By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

We understand that the on-site manager works Monday - Friday between 9am - 4pm, with an out of hours call centre on hand for other times.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 972 sq. ft / 90.3 sq. m
Garage Approx. Internal Area 157 sq. ft / 14.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

