



A beautifully presented ground floor 2 bedroom flat close to the centre of Wadhurst, with off-road parking and private courtyard garden, including a spacious, open plan kitchen/living room, 2 double bedrooms, shower room and store room. EPC: B
Guide Price £290,000 Share of Freehold



burnett's
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2 Mill End

Townlands Road, Wadhurst, TN5 6BW

Guide Price £290,000 Share of Freehold

Built in 2022, this ground floor flat occupies the whole of the ground floor in a building of just two flats. It has its own private front entrance and direct access to a private, enclosed courtyard garden.

To the front of the property is allocated off-road parking for one car on a block paved drive and there are shrub beds along the front of the flat.

The freehold is shared with just the one flat above.

One enters into an open plan kitchen/living/dining space with window to the front and French doors to the rear courtyard.

The kitchen is fitted with wall and base units with quartz worktops and integrated AEG appliances including a fridge freezer, oven, 4 ring induction hob with extractor over, dishwasher and washing machine.

Located off the reception room is a useful store room.

The two bedrooms will accommodate double beds and are carpeted.

The shower room is fitted with a corner shower, vanity unit, WC and heated towel rail. It features a continuation of the wood effect flooring from the reception room.

The rear courtyard area is private to this property and is fully fence enclosed with gated access to a pathway leading around the side of the building. The courtyard is paved and has a tap and outdoor power point.

Location

The property is located close to the centre of Wadhurst, within a short walk of its many amenities, yet tucked away off the busy High Street on a no-through road.

The High Street offers a local Jemson's supermarket with post office facilities, a second convenience store, delicatessens, cafes, butcher, pharmacy, doctors' surgery, dentist, opticians, hairdressers, library, book shop and much more.

Wadhurst has a very friendly community and there are several clubs and social activities to attend/get involved with including a community cinema, sports clubs, a monthly farmers market and annual events like fireworks and Christmas fayres.

There is a good local bus service linking Wadhurst to Tunbridge Wells and Hawkhurst and also to the rail station where you can catch a train to London from (London Bridge in around 55 minutes).

The area is designated as one of Outstanding Natural Beauty and the surrounding countryside offers miles of walking opportunities, including around nearby Bewl Water Reservoir.

Wadhurst has a good primary and pre school as well as Uplands Academy and the Sacred Heart Catholic School.

Tunbridge Wells is a much larger town about 7 miles to the North that provides a wider selection of shops and recreational facilities including a theatre.

Material Information:

Lease: 999 years from 1 Jan 2023

Ground rent:

Service charge:

Wealden District Council. Tax Band E (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick/block construction with half-tile hung elevations, under a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title has easements. We suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

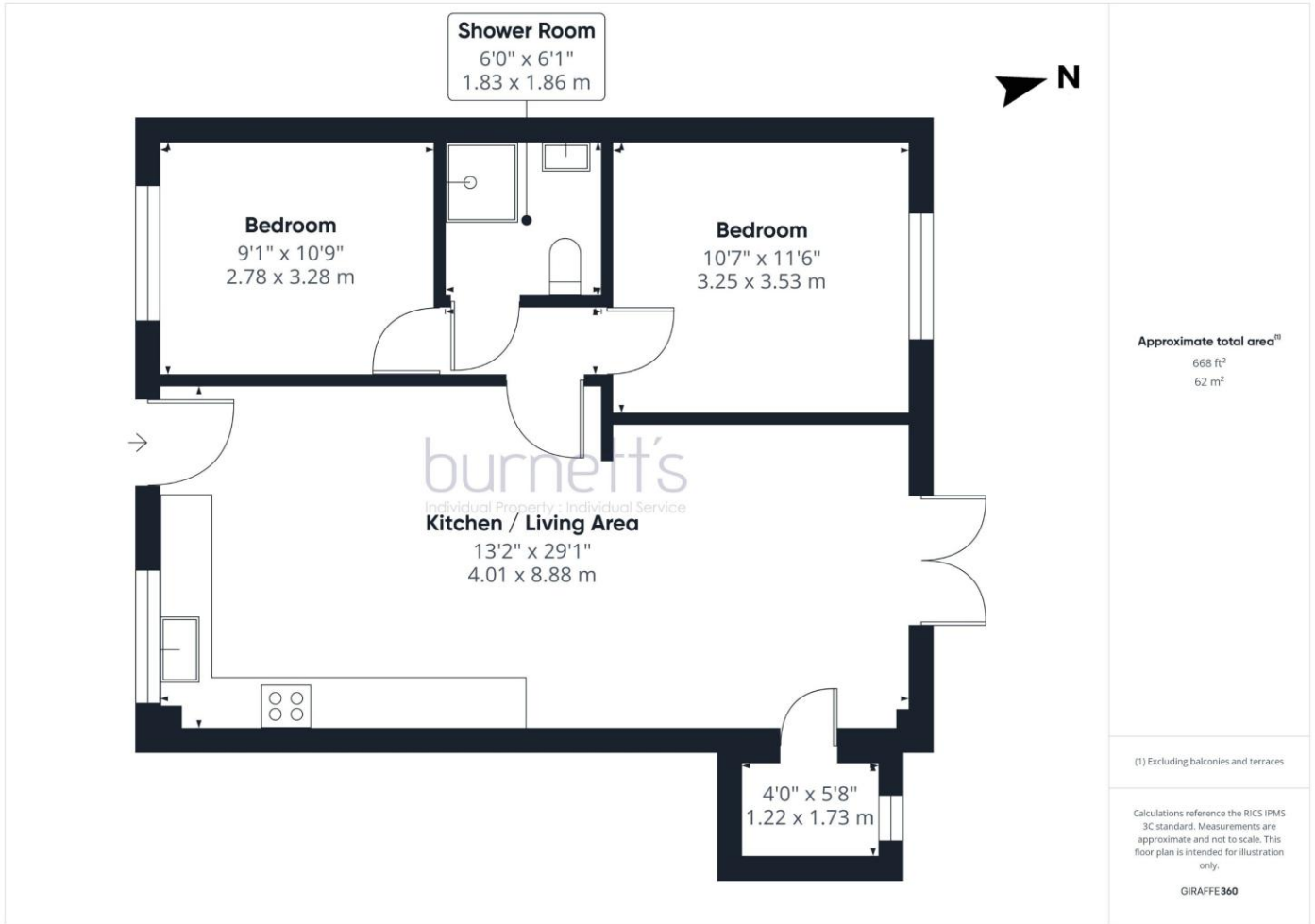
According to Ofcom, superfast broadband should be available to the property.

Mobile coverage is limited but available from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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