



2 MEWS COTTAGES
GREYHOUND LANE, WADHURST, EAST SUSSEX, TN5 6FD



**Lambert
& Foster**

WADHURST STATION 0.5 MILES | TUNBRIDGE WELLS STATION 7 MILES | GATWICK AIRPORT 29 MILES

2 MEWS COTTAGES, GREYHOUND LANE, WADHURST, EAST SUSSEX, TN5 6FD

A two-bedroom terraced house in excellent condition throughout in the heart of the popular village of Wadhurst with a garden, parking and garage available to the market chain free.

OFFERS IN REGION OF £335,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this two-bedroom terraced house in excellent condition throughout in the heart of the popular village of Wadhurst with a garden, parking and garage available to the market chain free.

Offering deceptively versatile accommodation across two floors with a conservatory, garden and private parking, this is a rare opportunity to acquire a well proportioned home in one of East Sussex's most sought-after villages.

The property provides well-balanced accommodation arranged over two floors. On the ground floor, the sitting/dining room is a generous and welcoming space, while the kitchen/breakfast room is fitted with a range of grey shaker-style units with wood-effect worktops, integrated appliances and attractive patterned tile splashbacks. Beyond the kitchen, a conservatory adds further reception space and connects to the rear garden, flooding the ground floor with natural light.

Upstairs, the first floor provides two well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while the second bedroom is served by the family bathroom, fitted with a panelled bath and tiling. A ground floor WC adds further practicality.



Externally, the property enjoys a private rear garden with a paved terrace, ideal for outdoor dining and relaxation. To the rear, there is private parking alongside a garage, a particularly valuable asset for a village centre home.

Wadhurst is one of East Sussex's most desirable villages, consistently recognised as one of the best places to live in the country. The High Street offers an exceptional range of independent shops and services including a Jempson's Local store, post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist and public houses, as well as a doctor's surgery, dentist and state and independent primary schools. Secondary education is provided by the well-regarded Uplands Academy within the village, whilst a number of grammar and independent schools in Tunbridge Wells and the wider area are also accessible, including Mayfield School, Bethany School and Skinners' School.

For commuters, Wadhurst mainline station is approximately half a mile distant, providing a regular service to London Bridge, Charing Cross and Cannon Street in just over an hour. The A21 is also within easy reach, providing a direct link to the M25 and the wider motorway network.





FLOORPLANS

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

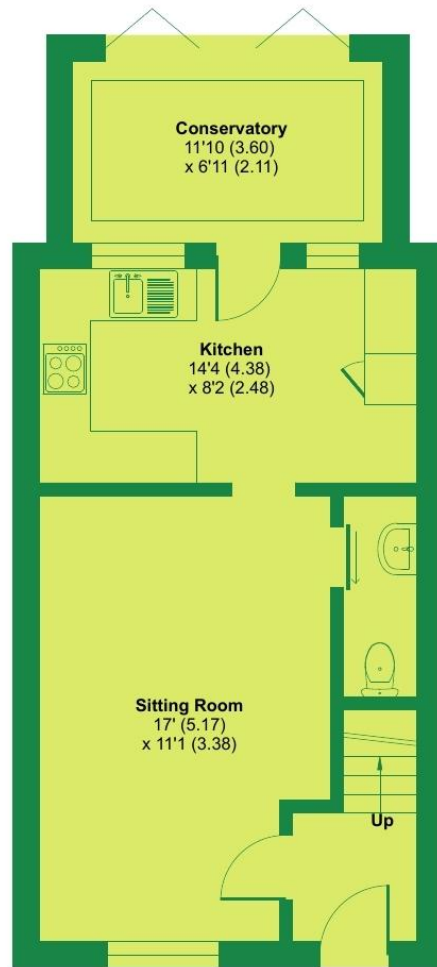
2 Mews Cottage, Greyhound Lane, Wadhurst, TN5 6FD

Approximate Area = 845 sq ft / 78.5 sq m (excludes carport)

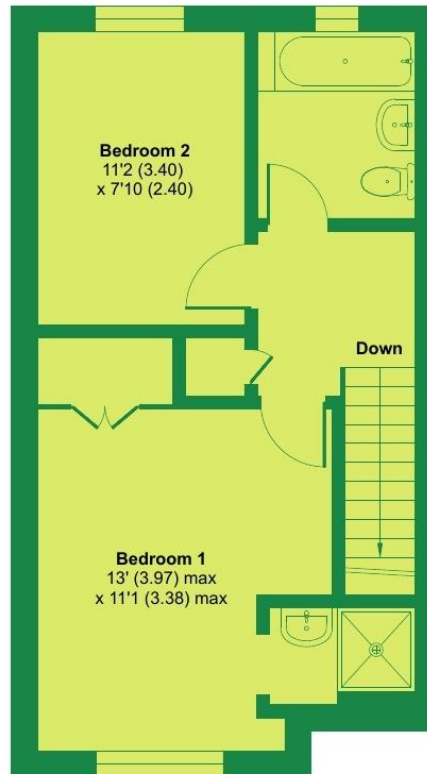
Garage = 67 sq ft / 6.2 sq m

Total = 912 sq ft / 84.7 sq m

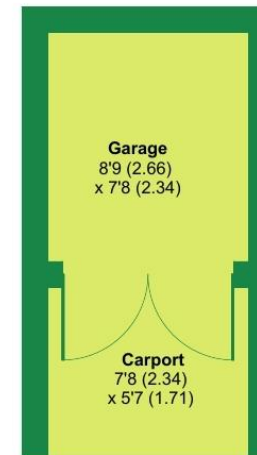
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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

WHAT3WORDS: ///hopes.tonality.postage

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains

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 D **EPC:** C (73)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick, tile and weatherboard 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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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