



burnett's

Individual Property : Individual Service



No Chain – A one bedroom first floor flat situated within a Grade II Listed block of nine flats in the pretty village of Lamberhurst, within a short distance of local shop / post office, tea room, pub and golf course, with a communal garden and allocated parking space. EPC: F

Guide Price: £180,000 - Leasehold



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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
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BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



Flat 8, Stair House

School Hill, Lamberhurst, Tunbridge Wells, TN3 8HX

Guide Price £180,000 - Leasehold

Built in 1889 Stair House is a Grade II Listed former residential property converted in the 1980s into nine unique flats.

Flat 8 is a one bedroom flat located on the first floor, accessed via the main, front entrance with intercom entry system and communal lobby with automatic sensor lighting.

Inside, the accommodation is arranged off a split-level hallway with useful built-in storage cupboards.

The generous living room has a high ceiling and a large oriel, secondary glazed, sash-hung window looking out to front over the beautiful Grade II* listed Coggers Hall to the front.

The kitchen, located just off the sitting room, is fitted with white wall and base units with worktop over and tiled splashback, incorporating a sink and drainer, electric hob with extractor over, integrated electric oven, space for freestanding fridge / freezer and washer / dryer. Vinyl, wood effect flooring.

The bathroom, located off the inner hallway, is fitted with a white suite comprising a panelled bath with shower over, WC and wash basin and electric towel rail. Vinyl wood effect flooring.

The bedroom will accommodate a double bed and has a secondary glazed, lead light, dormer window to the front.

The flat comes with an allocated parking space to the rear, accessed off Morland Drive, and there is a pretty, communal garden to the rear of the building. There is plenty of unrestricted parking in the village for guests.

Lamberhurst is a very friendly and pretty little village, set in a valley with the River Tiese running through it. The historic High Street is lined with attractive period properties and retains a local store with Post Office, tea room, a good primary school, a pub, an excellent 18-hole golf course, a recreation ground with children's playground, and a number of local clubs and societies. Just up the hill is Lamberhurst Down, offering a large green space, another pub and a doctors surgery.

The area is designated as the High Weald National Landscape and there are lots of lovely walks nearby, including around Scotney Castle, Bewl Reservoir, Bedgebury Pinetum and Bayham Abbey.

Lamberhurst is located about 7 miles South-East of the lovely Spa town of Royal Tunbridge Wells, offering an extensive range of shops, a theatre, cinema and various other leisure facilities. It also boasts high achieving grammar schools.

Railway stations can be found at Wadhurst (5 miles), Bells Yew Green (Frant) (4.7 miles), Paddock Wood (7 miles) and Tunbridge Wells (7.5 miles). These provide fast and regular services to London Charing Cross, London Bridge and Canon Street. The A21 is easily accessible within a mile, providing direct links to the M25 to the North and Hastings to the South.

Material Information:

Tenure: Leasehold

Lease: 125 year lease from September 1988 (87 years remaining)

Ground rent: £200 per annum

Service charge: £2,300 per annum

Tunbridge Wells Borough Council. Tax Band B (rates are not expected to rise upon completion).

Mains electricity, water and sewerage. Electric radiators/storage/fan heaters.

The property is believed to be brick with part tile-hung, part rendered and part timber framed elevations, under a tiled roof.

We are not aware of any safety or cladding issues or of any asbestos at the property.

The property is located within the High Weald National Landscape and local Conservation Area.

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 surface water flooding, a low risk of rivers & sea flooding and a risk of flooding from reservoirs in this area.

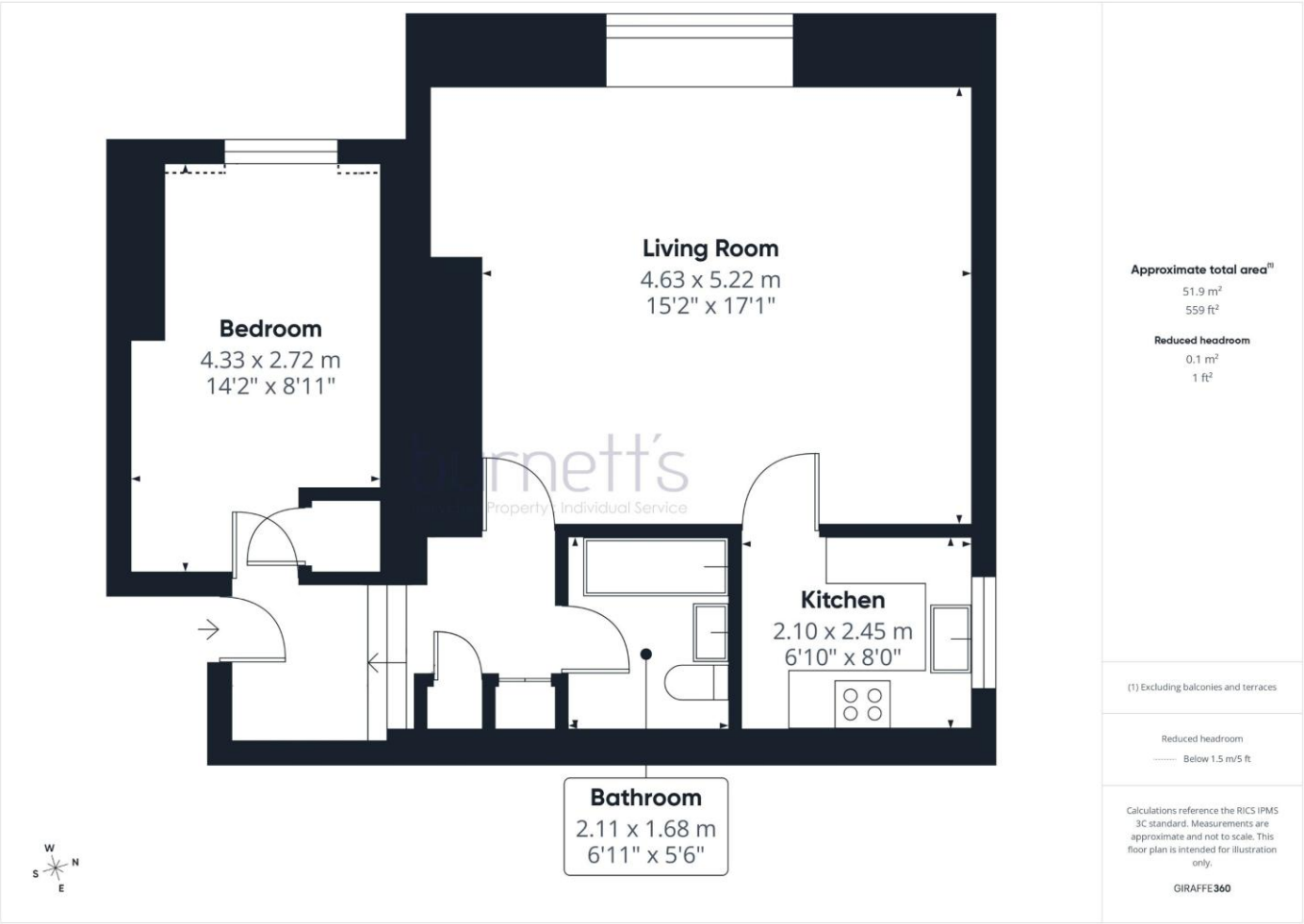
Broadband coverage: According to Ofcom there is Superfast broadband available to the property.

Mobile Coverage: There is good outdoor coverage from EE and Three.

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

The adjoining former pub has applied for planning permission to be converted into flats.

The property does not have step free access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F	30 F	
1-20	G		

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