THE CLOCK HOUSE
HIGH STREET, WADHURST, EAST SUSSEX, TN5 6AA

EST 1900

Lambert & Foster

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A characterful Grade II listed Investment property offering approximately 731 sqft of space in the heart of Wadhurst. The property is arranged over two floors featuring large display windows overlooking the High Street, and a pillared frontage.

GUIDE PRICE: £165,000 FREEHOLD

DESCRIPTION

The ground floor is currently used as an open-plan office with stairs leading to the first floor where there is a second office/meeting room, kitchen and W/C.

TENURE

The property is freehold subject to an existing 3-year lease to Burnetts Estate Agents from 2nd July 2026 and expiring on the 1st July 2029. Please contact the Wadhurst office for further details.

SITUATION

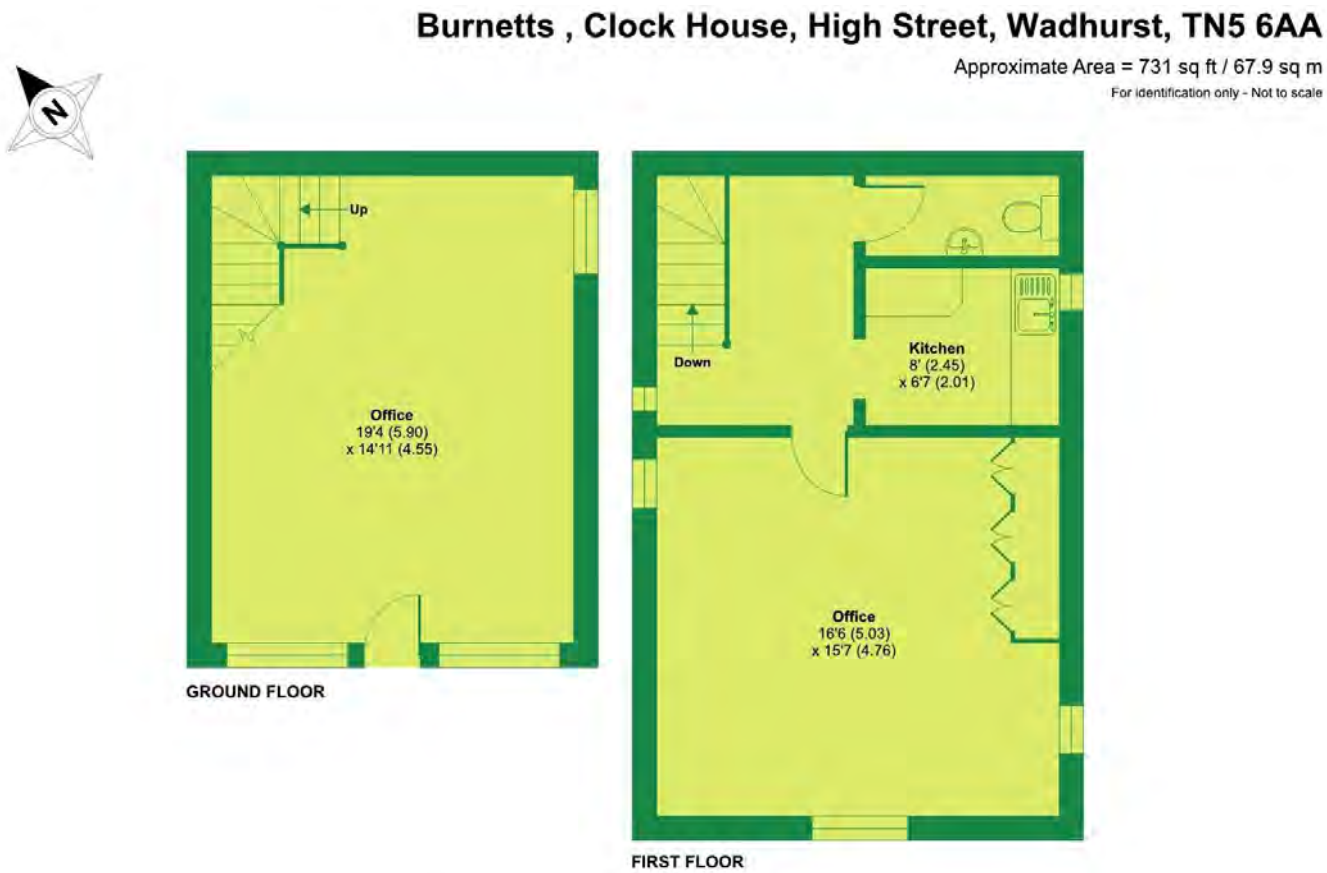
Situated on Wadhurst High Street, the property can be accessed on foot. There is free parking along Wadhurst High Street and the surrounding roads, convenient for those travelling to the property. The property has no private parking or outside area.

DIRECTONS

From Tunbridge Wells, Frant Road provides direct access to Wadhurst Road (B2099) which leads to the High Street. The B2099 provides access to the south from surrounding villages such as Ticehurst and Flimwell. Cousley Wood Road connects the property to the A21 and a wider road network.

FLOORPLANS

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1527005

VIEWING: By appointment only.
Please direct all enquiries to Lambert & Foster's Sussex office on 01435 873999 or email Ellie Chappell at ellie.chappell@lambertandfoster.co.uk

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

BROADBAND & MOBILE COVERAGE:
Visit: (https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY:
Wealden District Council (wealden.gov.uk)

BUSINESS RATES: £8,100/yr

EPC: C rating

COVENANTS: Covenants relate to this property; please contact the office for more information.

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

PLANNING: Class E – Office use

WHAT3WORDS: ///pram.circulate.instant

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.

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PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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