



# burnett's

Individual Property : Individual Service



Offered with No Chain – A two bedroom first floor retirement flat situated within a modern purpose built complex in a peaceful location near Bewl Water, offering communal gardens and lounge, resident and visitor parking. EPC: C  
Offers in Excess of £100,00 Leasehold



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Individual Property : Individual Service

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AWARD WINNER  
SALES 2024



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SALES



# Flat 3, Downash Court

## Rosemary Lane, Flimwell, TN5 7PY

### Offers in Excess of £100,000 Leasehold

Downash Court is a purpose built retirement complex of twenty flats, built in 1985 and managed by Sussex House & Care. The properties are available to those 55 and over and are price capped at 70% of market value, making them more affordable.

There is a communal lounge, laundry, guest facilities, garden and kitchen, and regular social activities including games afternoons, coffee mornings, afternoon teas and a social club, organized by the Scheme Manager.

Cats and dogs are generally accepted.

No.3 is a first floor flat, offered with vacant possession and is chain free. You have your own front door off the communal courtyard, opening to a small hallway with stairs rising to the first floor landing, which the accommodation is arranged off of. There is a useful storage cupboard and loft access from the landing.

The spacious living room and study/bedroom 2 overlook the communal courtyard, whilst the kitchen and main bedroom look out to the rear.

The kitchen has a wood effect laminate floor and is fitted with a range of modern, white gloss wall and base units, with stainless steel sink and drainer and an integrated oven and electric hob. There is space for an undermount and freestanding appliance depending on requirement.

The main bedroom is a comfortable double bedroom and has a built-in wardrobe with sliding doors.

The bathroom is fitted with a white suite including a WC, pedestal washbasin and walk in shower cubicle. There is an electric heated towel rail.

There is an option to have a 24 hour emergency call system. The Manager visits the complex twice a week.

There are communal gardens around the complex but primarily the formal courtyard area in the centre is used by residents, which has paved pathways between stretches of lawn, with planted borders, a birdbath, benches and lamp posts to light the way in the dark.

There is parking adjacent to the complex for both residents and visitors.

#### Location

Due to its more rural location, Downash Court is ideally suited to more mobile residents who can drive to amenities or are happy having groceries delivered. It lies close to Bewl Water Reservoir and

Bedgebury Pinetum, both of which offer lovely walking opportunities, as does the surrounding countryside, which falls within the High Weald National Landscape. Dale Hill Golf Course is only half a mile away, which has leisure facilities, and there is a local cricket club.

The nearest shops are in Ticehurst (1.4 miles) and Hawkhurst (4 miles). Hawkhurst has an independent cinema and supermarkets. There are bus stops about half a mile from the complex, with services running to both Ticehurst and Hawkhurst as well as Wadhurst and Tunbridge Wells.

Flimwell is well connected via the A21 to Hastings (about 14.5 miles to the South) and the M25 (about 24 miles to the North), with Tunbridge Wells also accessible just 11 miles to the North-West.

The nearest rail stations are at Stonegate (5 miles) and Etchingham (5.8 miles). They serve London Charring Cross (Stonegate to London Bridge in approx. 1 hour and 5 minutes).

#### Material Information:

Lease: A new 99 year lease will be created upon completion.

Service charge: £2,304 pa (£192 per month)

Ground rent: N/A

Rother District Council. Tax Band C (rates are not expected to rise upon completion).

Heating is via electric storage heaters. Mains electricity, water and drainage.

The property is believed to be of brick/block construction with 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.

The title has easements, we suggest you seek legal advice on the title. The lease has restrictions.

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

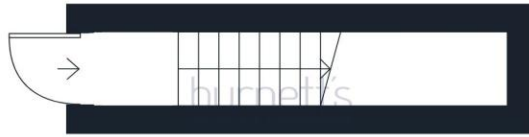
Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.

Mobile Coverage: According to Ofcom, there is variable mobile coverage from various networks, best from Three.

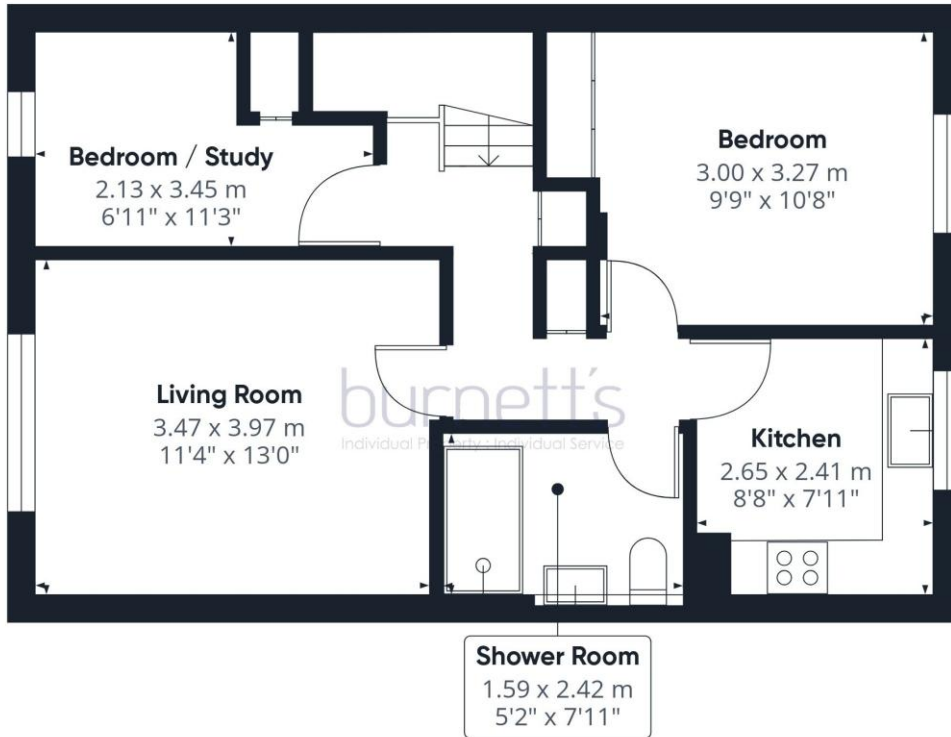
We are not aware of any mining operations in the vicinity.

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

The property does not have step free access.



Ground Floor



First Floor

Approximate total area  
50.5 m<sup>2</sup>  
543 ft<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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[www.burnetts-ea.com](http://www.burnetts-ea.com)

