



22 LITTLE PARK
DURGATES, WADHURST, EAST SUSSEX TN5 6DL



**Lambert
& Foster**

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A well-proportioned two-bedroom first floor apartment, forming part of a modern purpose-built development in the popular Durgates area of Wadhurst. Offering bright and practical accommodation together with an allocated parking space.

OFFERS IN REGION OF £195,000 FREEHOLD



HEADING

Lambert & Foster are delighted to bring to market this well-proportioned two-bedroom first floor apartment, forming part of a modern purpose-built development in the popular Durgates area of Wadhurst. Offering bright and practical accommodation together with an allocated parking space, the property presents an excellent opportunity for first-time buyers, downsizers or investors.

This two-bedroom first floor leasehold apartment provides well-arranged accommodation extending to approximately 553 sq ft. The property is accessed via a communal entrance and benefits from a private front door leading into a central hallway which serves all principal rooms.

The sitting room is a generous and comfortable space measuring over 16 ft in length, enjoying good natural light and providing ample room for both seating and dining. The adjoining kitchen is fitted with a range of wall and base units with work surfaces, inset sink, oven with hob and space for appliances.

There are two bedrooms, the principal bedroom being a particularly good size double, with the second bedroom providing an ideal guest room, study or nursery. A bathroom completes the accommodation, fitted with a bath with shower over, wash basin and WC.

DESCRIPTION

Externally, the property benefits from an allocated parking space for one vehicle together with visitor parking within the development.

Little Park is conveniently situated in the Durgates area of Wadhurst, within easy reach of local shops, amenities and bus services. The highly regarded village centre of Wadhurst offers a good range of independent shops, cafés, pubs and everyday facilities, while Wadhurst mainline station provides regular services to London Charing Cross and Cannon Street in around an hour. The surrounding High Weald countryside offers numerous walking routes and outdoor pursuits.

- First floor apartment
- Two bedrooms
- Spacious sitting room
- Allocated parking space
- Convenient village location
- Chain free



FLOORPLANS

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



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Approximate Area = 553 sq ft / 51.3 sq m

For identification only - Not to scale





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

WHAT3WORDS: ///SUPPORT.CRASHING.NUDGE

TENURE: Leasehold 965 years remaining

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Electric

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 C **EPC:** B (82)

SERVICE CHARGE/GROUND RENT: Approx. £150 per month service charge and peppercorn ground rent.

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

PHYSICAL CHARACTERISTICS: Brick elevations & 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.

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