


**2 THE HALL**
TURNERS GREEN ROAD, SPARROWS GREEN, WADHURST, TN5 6TR

EST 1900

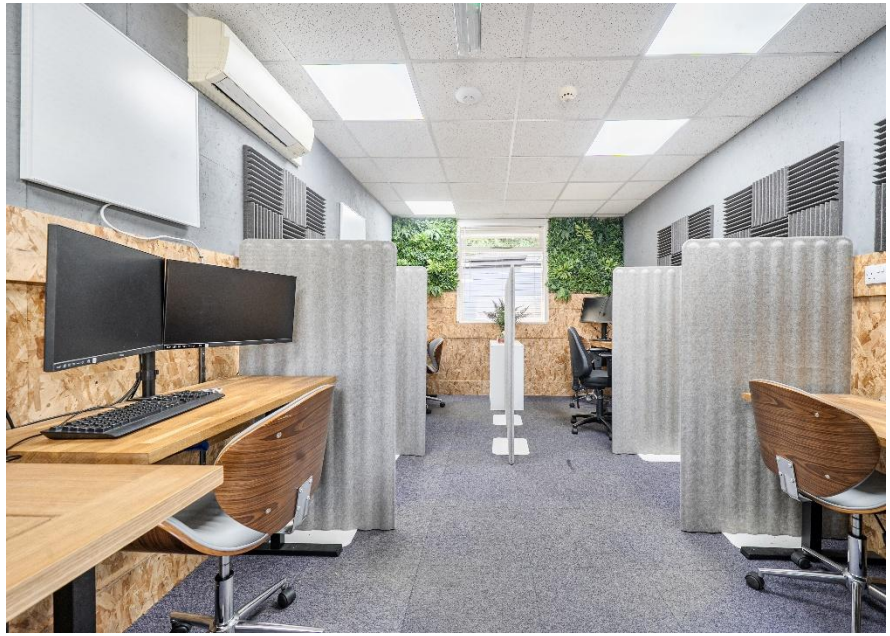
Lambert & Foster

# 2 THE HALL, TURNERS GREEN ROAD, SPARROWS GREEN, WADHURST, EAST SUSSEX, TN5 6TR

A flexible semi-detached commercial property offering approximately 563 sqft of space. The property comprises multiple versatile suites, well-suited to a variety of uses and potential renovation opportunities subject to the relevant planning permission.

**GUIDE PRICE: £175,000 FREEHOLD**





## SITUATION

The property is accessed via a shared porch into a communal area which provides access to two office suites, a ‘podcast’ booth, W/C and kitchen. To the rear of the property, there is a large timber shed which provides an additional storage or workspace area.

There are two allocated parking spaces to the front of the property, accessed directly from Turners Green Road.

## DIRECTIONS

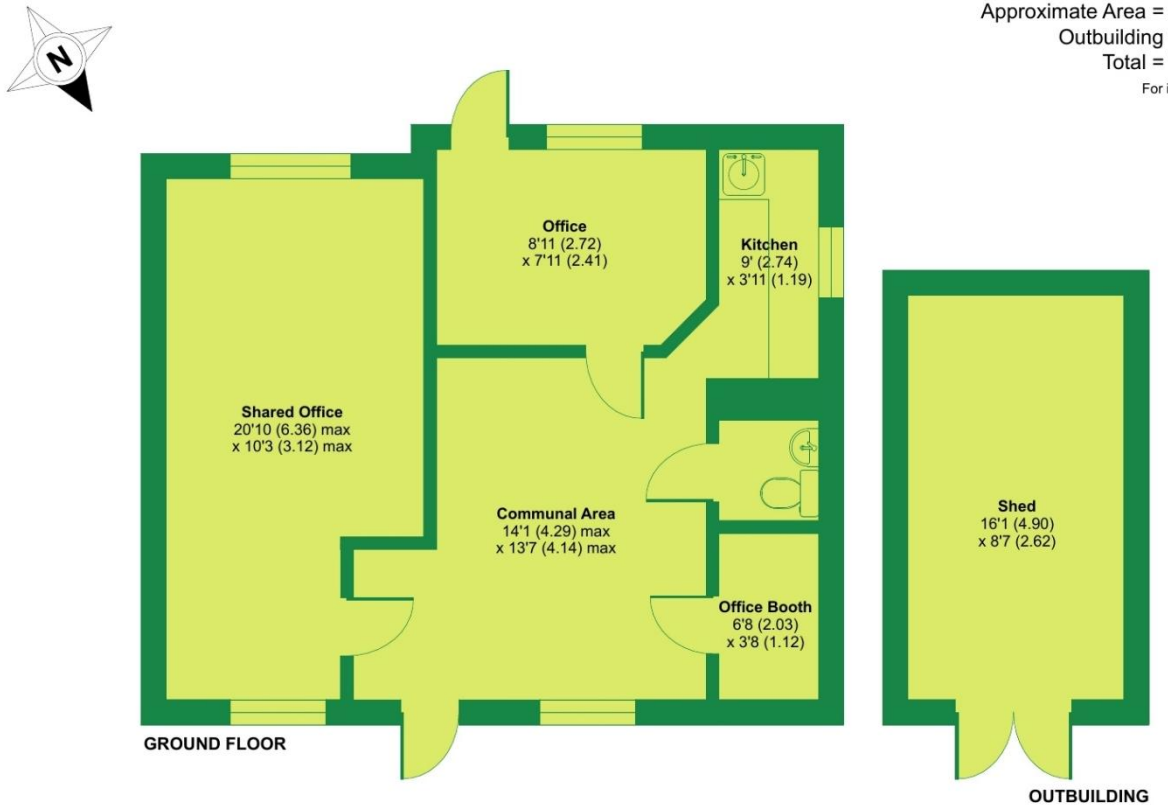
Situated within Sparrow’s Green to the north of Wadhurst, this property is located within a quiet rural area whilst being within walking distance of local amenities and facilities.

The property is accessible from several approaches, the best route being from Cousley Wood Road (B2100), via Turners Green Road or South View Road, both of which connect to the property.

The A21 is approximately 3.5 miles to the east of the property and provides convenient connections to the wider motorway 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: 1484887

**VIEWING:** By appointment only.

Please email all enquires to Lambert & Foster's Sussex office on 01435 873999 or email Ellie Chappell at Ellie.Chappell@lambertandfoster.co.uk

**TENURE:** Freehold

**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:** https://www.wealden.gov.uk/

**BUSINESS RATES:** £5,800/yr **EPC:** D 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:**

Historically planning Use Class A2 (approved under WD/92/3057/P); now covered more broadly within planning Use Class E (commercial, business and service)

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

**HYTHE, KENT**
**Tel. 01303 814 444**
Hillhurst Farm, Stone St,
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