7 Stonegate Court

Stonegate, East Sussex

Green Lizard
SUCCESSFULLY SELLING HOMES

A well-presented 3-bedroom attached house with wonderful far-reaching views, set within a small development in the centre of the village within easy reach of amenities and the mainline station.

Offers in excess of £450,000 Freehold

Situation: 7 Stonegate Court is situated within a small development of just eight properties in the centre of the much sought after village of Stonegate with its church, village hall, well regarded primary school and mainline railway station.

Burwash and Ticehurst villages are within 3½ and 4 miles respectively, both of which have a selection of local shops and amenities. Wadhurst village lies just over 3½ miles distant and offers a wider range of shops and services for everyday needs a Jempson's Local store and post office, café, delicatessen, butcher, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre.

The regional centre of Tunbridge Wells is about 10 miles distant and provides a comprehensive range of amenities including The Pantiles, Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, Stonegate station is approximately 1 mile distant and provides a regular service to London Charing Cross/Cannon Street in just over an hour. The A21 is also within easy reach and links with the M25 and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty with local footpaths proving excellent walking and includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: 7 Stonegate Court forms part of a small development built in 1985 of what was originally a farmyard. The property has attractive external elevations of brick and weatherboarding beneath a tiled roof and double-glazed windows and doors. The house has been tastefully updated and improved during the current owners' occupancy over the last 19 years and provides a well-presented and flexible living space of approximately 982sq.ft/91.2sq.m.

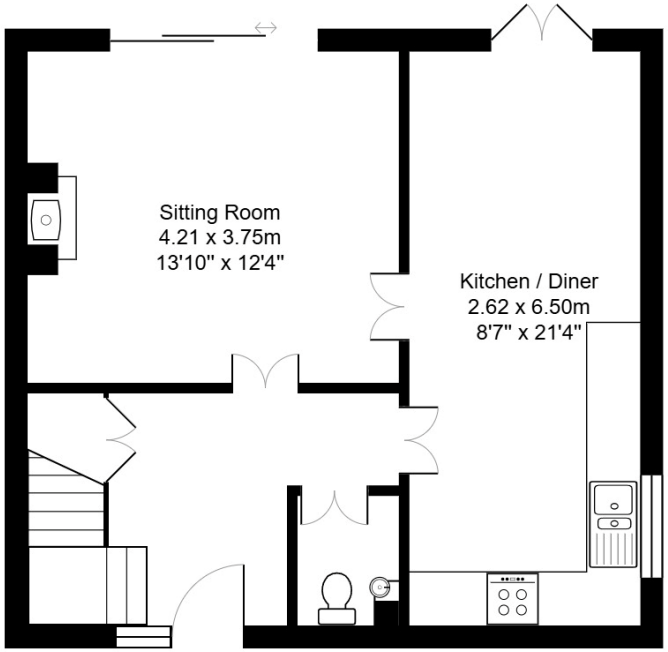
The accommodation is arranged over two floors and includes a spacious entrance hall leading to with understairs cupboard housing a tumble dryer: a cloakroom; a well-proportioned sitting room with an attractive fireplace fitted with a wood burning stove and feature polished plaster chimney breast and sliding doors leading out to the garden; a well-appointed kitchen/dining room, which extends to over 21ft and an extensive range of gloss white wall and base units and integrated appliances with space for a large fridge/freezer and washing machine, and there are French doors leading out to the garden. On the first floor there is a family bathroom with polished plaster walls and three bedrooms – with two of the bedrooms enjoying wonderful far-reaching views over surrounding countryside.

Outside, the property enjoys areas of communal gardens and a parking space, as well as plenty of visitor parking. Adjacent to the parking area is a barn, which has been divided into useful individual storage areas. To the front of the house there is a private entrance with fencing and gravel, although the owners usually use the entrance to the rear, as there is a gate from the parking area. The garden is, laid to lawn and wraps around the house with flower borders and a lovely terrace, ideal for outdoor entertaining.

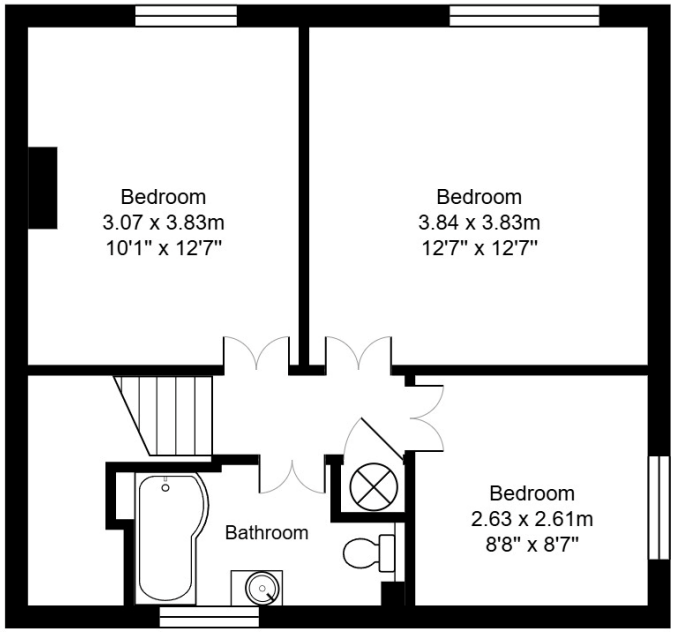
Services: Mains water and electricity
Local Authority: Rother District Council
Council Tax band: C (2023/24 - £2,265.13 per annum)
Current EPC rating: E
Communal charges: £35 per month
Property address: 7 Stonegate Court, Stonegate, East Sussex TN5 7EQ

01892 786720 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 45.2 m² ... 486 ft²



First Floor
Area: 46.0 m² ... 495 ft²

Total Area: 91.2 m² ... 982 ft²

All measurements are approximate and for display purposes only.

Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.

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