



# Lambert & Foster



## HUTSONS COURT

WOODBURY ROAD | HAWKHURST | KENT | TN18 4EH

*A well presented, ground floor, two bedroom, purpose built flat with private, fenced courtyard style garden and designated parking space, providing a sitting room/dining room, kitchen and bathroom with fixtures and fittings now offering scope for updating, UPVC double glazing, share of freehold, visitor parking, all occupying a convenient village location, walking distance (0.25 of a mile) to the Colonnade and high Street providing a comprehensive range of amenities. Cranbrook School catchment area.*

Guide Price £220,000

LEASEHOLD (Share of Freehold)





## HUTSONS COURT

WOODBURY ROAD, HAWKHURST, KENT, TN18 4EH

10 Hutsons Court is a purpose-built, circa mid 1980s ground floor flat, set within a two storey block of four flats in total, presenting brick and tile elevations, set with UPVC double glazed windows, beneath a pitched concrete tiled roof. The flat has recently been professionally decorated. Scope now exists to update the kitchen and bathroom fixtures and fittings.

From the communal entrance hall, a front door with private storage cupboard to side, opens into private entrance hall with built-in airing cupboard and doors leading off to a sitting room/dining room with feature bay window to front. The kitchen is fitted with base and eye level units, round edge work surface with inset sink unit with mixer tap over, space and plumbing for washing machine, space an electric point for upright/fridge freezer, Biko freestanding electric oven and grill. Bedroom one, a double bedroom with built-in double wardrobe and an aspect to rear over the private garden. Bedroom two is a single bedroom with a built-in wardrobe, also with aspect to rear. The bathroom is fitted with a coloured suite comprising a low level wc, pedestal wash hand basin, a panelled bath with Triton electric T80 shower over with tiled surround.

Outside, to both the front and rear are communal area of lawn. A wooden side gate provides access to a private, courtyard style garden with strip of lawn, concrete hardstanding, and a plant border. The whole is enclosed by panel fencing. Within the car park is a designated parking space and visitors parking.



- **Ground floor leasehold flat with share of freehold**
- **Sitting room/dining room with bay window to front**
- **Kitchen and bathroom – scope to update fixtures and fittings**
- **Two bedrooms comprising one double room and one single**
- **Private fenced courtyard style rear garden**
- **UPVC double glazing and electric night storage heating**
- **Designated parking space and visitor parking**
- **Convenient village location**

**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** expectant.played.keen

**TENURE:** Leasehold with share of the freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric night storage heating

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band B **EPC:** D (60)

**BROADBAND & MOBILE COVERAGE:**

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

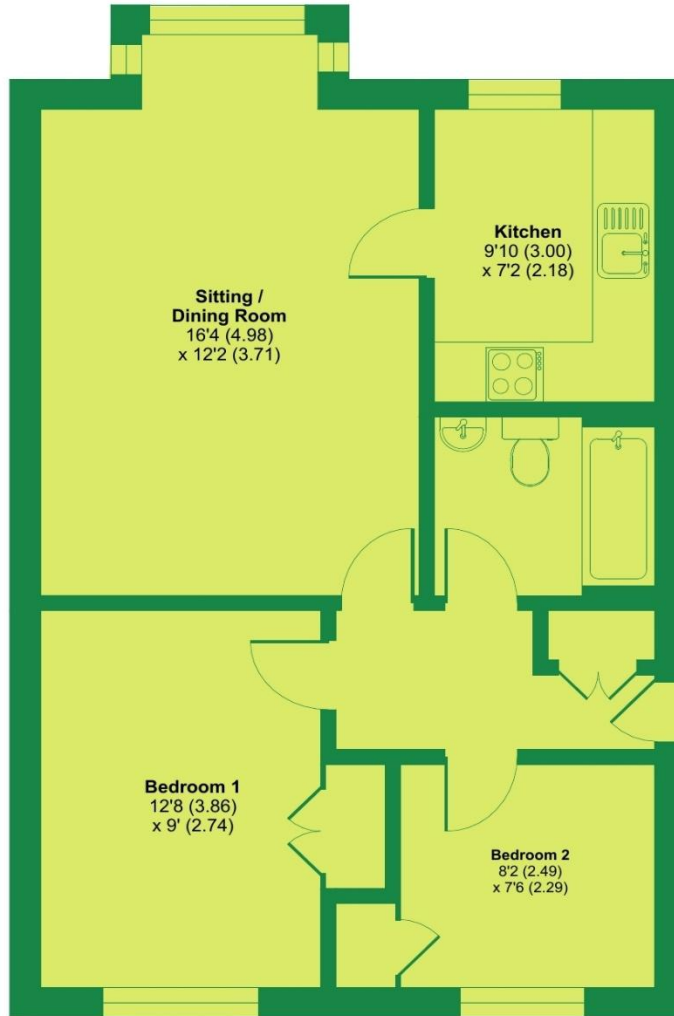
The Flat is leasehold with 988 years remaining (999 years March 2015). Flat owners automatically become directors of Hutsons Court Management Co Ltd set up to manage the buildings. Each director owns a share of the freehold. The current service charge is set at £700 per annum payable in four quarterly payments covering buildings insurance, communal lighting, mowing and maintenance of communal lawns.

Estate Agents Act 1979 the seller is an employee of Lambert and Foster

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

**10 Hutsons Court, Woodbury Road,  
Hawkhurst, Cranbrook, TN18 4EH**

Approximate Area = 596 sq ft / 55.3 sq m  
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Lambert and Foster Ltd. REF: 1452089

**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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In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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