



6 Pell Close
Wadhurst, East Sussex



A beautifully presented, modern 4-bedroom semi-detached family house, which offers scope for further enlargement and benefits from being situated on a good-sized corner plot in a quiet location on the outskirts of the village.

Guide price £575,000 Freehold

Situation: The property is situated in a delightful cul-de-sac off a quiet, residential road on a good-sized corner plot on the edge of the much sought after village of Wadhurst. The village High Street is approximately 1½ miles distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, butcher, baker, bookshop, pharmacy, florist, public houses, wine bar, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1¾ miles distant and provides a regular service to London Charing Cross/Cannon Street in an hour. The A21 is also within easy reach and links with the M25 and coastal routes. The regional centre of Tunbridge Wells is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: 6 Pell Close is a modern semi-detached family house, originally built in the 1960s, which has been improved and extended in recent years to provide flexible accommodation that is light, spacious and beautifully presented throughout. It also offers excellent scope for further enlargement with options to extend at the side and rear, as well as conversion of the attic space if required.

The property has external elevations of brick, tile hanging and render beneath a tiled roof and benefits from double glazed windows and doors throughout, plenty of storage, good-sized front and rear gardens, off road parking for four cars and a detached garage (currently used as a workshop).

Arranged over two floors, the accommodation includes on the ground floor: an entrance lobby leading to an entrance hall with solid oak flooring (which extends through to the kitchen, dining room, utility and shower room/wc) and a door leading to a good-sized sitting room, which has an attractive stone fireplace and is open plan to the dining room. The dining room has French doors leading out to the garden and is open plan to a well-appointed kitchen, which has an extensive range of gloss wall and base units, double oven and induction hob and an opening to a utility room, which has further complimentary cupboards housing utility appliances and a door leading to a well-appointed cloakroom/shower room. On the first floor there are four bedrooms (three doubles and a single), and a family bathroom.

To the front of the property there is a large block-paved driveway providing plenty of parking and an area of front garden which is laid to lawn. The driveway continues along the side of the house to the garage, which extends to over 24ft and has an electric door and windows and door to the rear garden. There is also access through a side gate to the rear gardens, which are mainly laid to lawn with a good-sized Indian sandstone terrace outside the kitchen and dining room, which is ideal for outdoor entertaining. The garden enjoys a good deal of privacy and is bordered with hedges and fencing.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

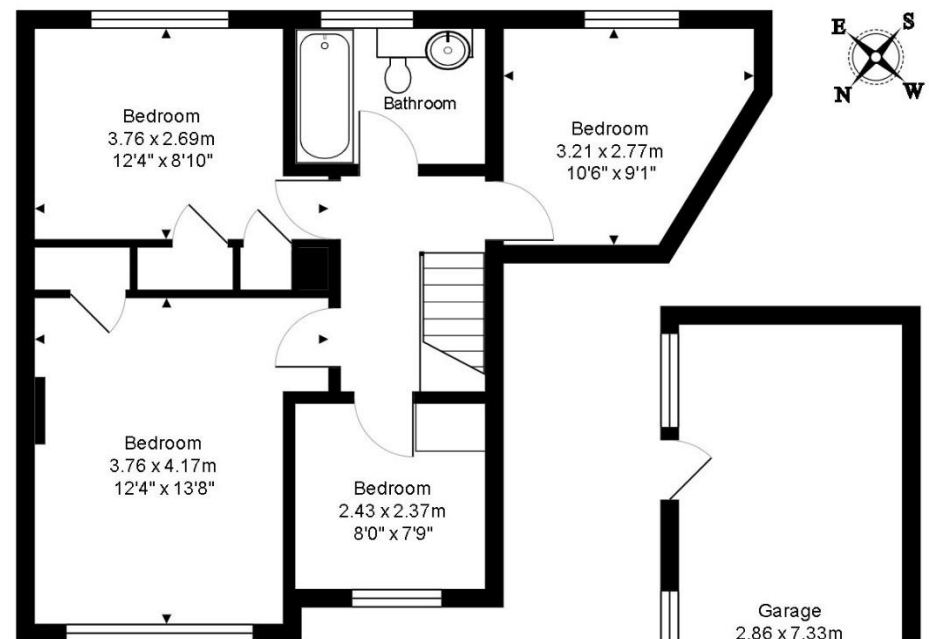
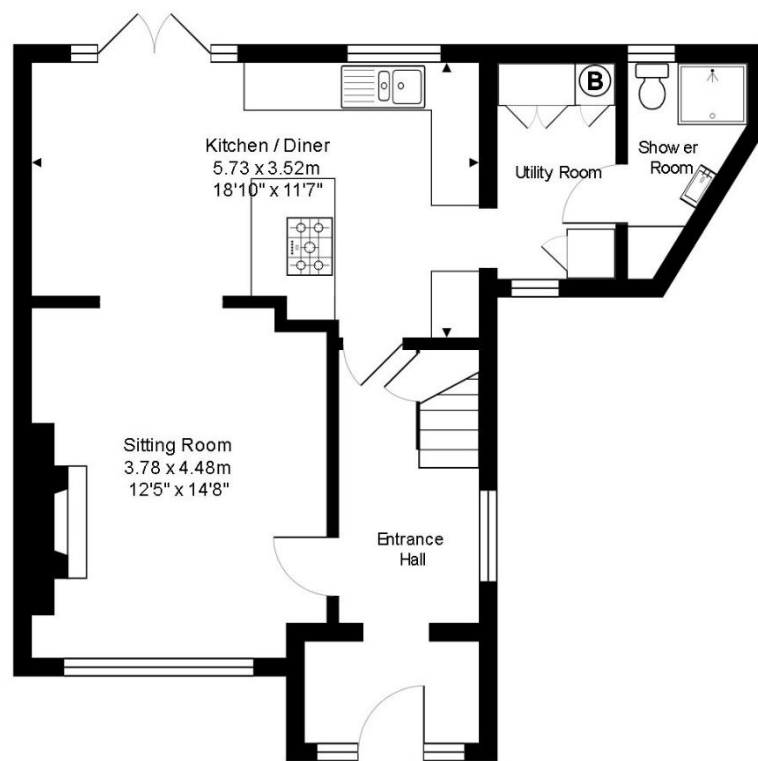
Current council tax band: E (2026/27 - £3,297.04)

Current EPC Rating: C

Property address: 6 Pell Close, Wadhurst, East Sussex TN5 6EJ

01892 786720 www.greenlizardhomes.co.uk

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



Approximate internal floor area (excluding garage): 1,141sq.ft (106sq.m)

This plan is not drawn to scale and is for layout guidance only

(Not shown in actual location / orientation)
Area: 21.0 m² ... 226 ft²



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.



01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk