



2 Rock Robin Row
Station Hill, Wadhurst, East Sussex

ROCK ROBIN
ROW
(PRIVATE ROAD)

An attractive and very well-presented 4-bedroom Georgian-style modern town house of approximately 1,160sq.ft, situated within easy reach of village amenities and opposite the station. NO CHAIN.

Offers in excess of £475,000 Freehold

Situation: The property is situated in the much sought after village of Wadhurst just across the road from the mainline station and is also within easy reach of village amenities. The High Street is just over a mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, butcher, baker, bookshop, pharmacy, florist, public houses, 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 provides a regular service to London Charing Cross/Cannon Street in about an hour. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away. Tunbridge Wells is about 6 miles distant and provides a comprehensive range of amenities including The Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with numerous local footpaths – including access to the Sussex Border Path from the end of the garden, offering excellent walking, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, is within easy reach and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: 2 Rock Robin Row is a well-presented modern terraced town house, and one of 7 Georgian style properties built in 2006 with most attractive external elevations of brick beneath a slate tiled roof and large double glazed sash windows. The house benefits from high ceilings and provides a living space of approximately 1,160sq.ft/107.8sq.m.

Arranged over two floors, the accommodation includes a spacious entrance hall with tiled flooring, stairs to the first floor (with understairs storage) and doors leading to: a sitting room, which has a pair of tall sash windows, wood flooring and a gas fireplace with oak surround; a good-sized utility room with a sink and space for a washing machine/tumble dryer and a door leading to a WC; an open plan kitchen/dining/family room, which extends to over 20ft and has French doors leading out to the rear garden. The kitchen is fitted with an extensive range of gloss wall and base units with solid oak work surfaces and integrated appliances, a breakfast bar and plenty of space for a large table and seating, making it ideal for family living. On the first floor there is a spacious landing with loft access, a linen cupboard, a good-sized family bathroom with a bath and separate shower cubicle and four bedrooms (two doubles and two singles) – with the main bedroom having an excellent walk-in wardrobe. Originally a double room, the third and fourth bedrooms were separated by previous owners but could easily be reverted to a double bedroom, if required.

Outside, to the front of the house there are two allocated parking spaces and visitor parking. To rear is a pretty landscaped garden, which has a terrace outside the kitchen and a cobble-stone path, areas of lawn, gravel and flower borders. There is a large garden shed with power connected and a gate leading out to a path which gives access to the front of the building and there is also a gate to the Sussex Border path.

Services: Mains water and electricity. Gas central heating.

Local Authority: Wealden District Council (01892) 653311

Council Tax band: F (2026/27 - £3,896.50)

Current EPC rating: C

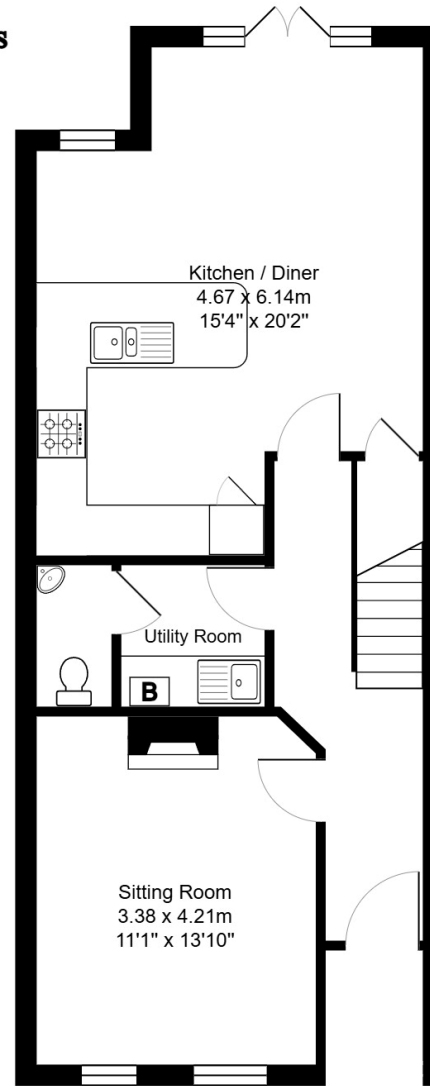
Communal charges: £35 per month

Property address: 2 Rock Robin Row, Station Hil, Wadhurst, East Sussex TN5 6RZ

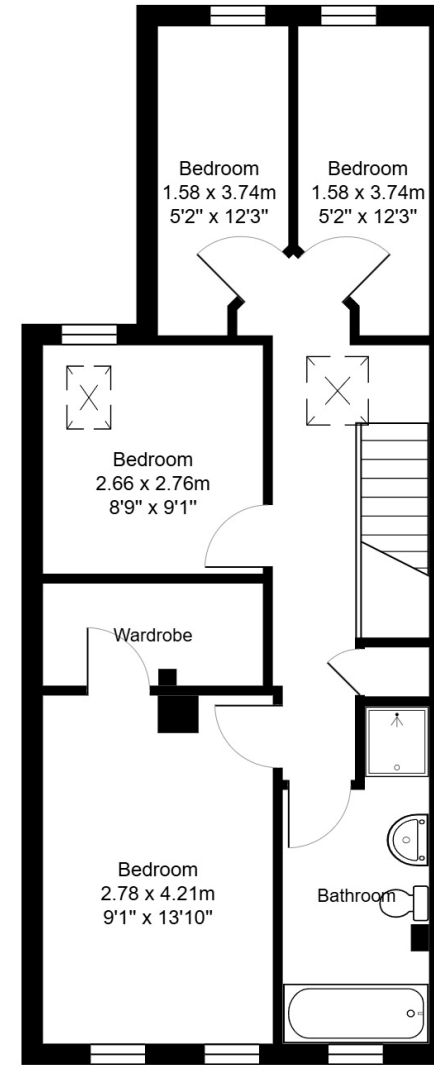


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 55.7 m² ... 600 ft²



First Floor
Area: 52.1 m² ... 561 ft²

Total Area: 107.8 m² ... 1160 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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