



46 Queens Cottages
Wadhurst, East Sussex



A 1940's three bedroom semi-detached house, offering excellent scope for improvement and enlargement, situated within easy walking distance of village amenities and station. NO CHAIN.

Guide price £300,000 Freehold

Situation:

The property is situated in an elevated and quiet position on a no through road in a residential area of the much sought after village of Wadhurst, voted the best place to live in the UK in 2023. The High Street is about 1 mile 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, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre. There is a tarmac giving easy access on foot to the village and there is also a Co-op convenience store close by at Sparrows Green.

For the commuter, Wadhurst mainline station is just over a mile distant and provides a regular service to London Bridge/Charing Cross/ Cannon Street in just over an hour. There is a regular bus service and 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 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 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, which provides many public footpaths 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.

Description:

46 Queens Cottages is a 1940s semi-detached house with brick external elevations beneath a tiled roof and double glazed windows throughout.

The house offers excellent scope for updating, remodelling and enlargement, if required. There is currently a single storey side extension which was built in the early 2000's which offers great potential to either be improved to create additional accommodation or to be enlarged into a double storey extension, creating an additional bedroom above (subject to the necessary consents).

Arranged over two floors, the accommodation comprises of; an entrance hall, a sitting room, a dining room, a kitchen and a covered access with access to the front, the rear garden and a utility/boot room. On the first floor there are three bedrooms (two doubles and a single, all with fitted wardrobes) and a family bathroom.

Outside, the house enjoys a good-sized front garden which is mainly laid to lawn with a picket fence and gate and a private south facing raised rear garden which is mainly laid to lawn with a variety of mature shrubs and trees. The gardens are fully enclosed with hedging and fencing.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

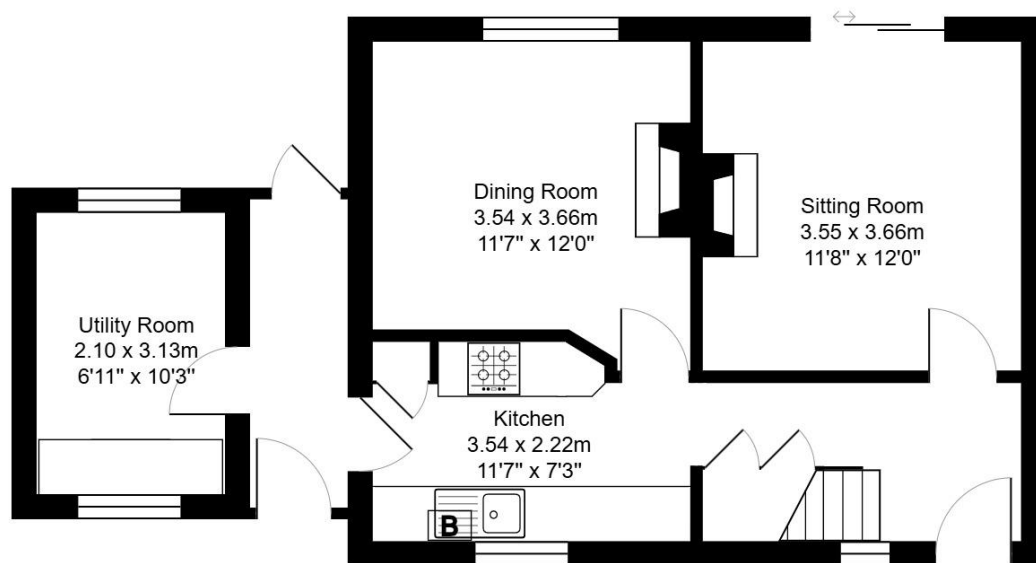
Current EPC Rating: D

Council Tax Band: C (£2,397.86 per annum)

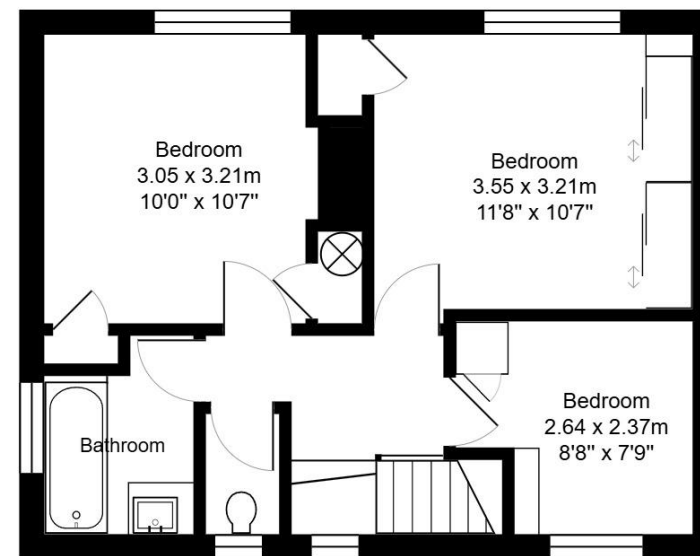
Property address: 46 Queens Cottages, Wadhurst, East Sussex TN5 6RW

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: 52.5 m² ... 565 ft²



First Floor
Area: 40.2 m² ... 433 ft²

Total Area: 92.7 m² ... 998 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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