



# 125

— YEARS OF —

## Lambert & Foster



**1 PELVERERS FARMSTEAD**  
THE SLADE, LAMBERHURST, KENT, TN3 8HN



# Lambert & Foster

GATWICK AIRPORT 40 MILES | TUNBRIDGE WELLS 7 MILES | WADHURST STATION 4 MILES

## 1 PELVERERS FARMSTEAD, THE SLADE, LAMBERHURST, KENT, TN3 8HN

A beautifully presented end-terrace, three-bedroom modern home with a variety of features including underfloor heating, a private garden and two parking spaces located in a convenient position on the outskirts of the popular village of Lamberhurst.

**ASKING PRICE £499,950 FREEHOLD**



### DESCRIPTION

Lambert & Foster are delighted to bring to market this stylish and modern, three-bedroom, end-terrace home with parking and a private garden located in Lamberhurst. The property forms part of a seven-house development completed in 2022.

The property, which is still within the 10-year build warranty, benefits from just under 1150 sq. ft of internal living space set over two floors includes, on the ground floor, a kitchen/dining room, utility room, cloak room, entrance hall and sitting room. On the first floor you find three bedrooms, an ensuite bathroom and a family bathroom.

Entering the property through the front door you come to a large hallway with stairs leading to the first floor and a cloakroom. From the hallway you enter both the sitting room and the kitchen/dining room. The sitting room is a lovely space with two windows allowing light to flood in and Karndean wood effect flooring which is found across the whole ground floor. The kitchen/dining room is a well-designed space with a kitchen island, bespoke cabinets, integrated appliances and aluminium doors leading directly to the garden and terrace. There is ample room for a dining table. Adjacent to the kitchen is a useful utility room with integrated washing machine/tumble dryer. The property benefits from an operational alarm system.

Taking the stairs to the first floor you find three bedrooms including a principal bedroom with an ensuite shower room with modern fixtures and fittings including a walk-in shower with sliding glass doors and tiled flooring and part tiled walls. There is a further bathroom, again with modern fixtures and fittings, tiled flooring and part tiled walls and a bath.

## DESCRIPTION CONTINUED

Outside the property benefits from a private west facing garden which is mainly laid to lawn which leads via a gate to two private parking spaces directly to the rear of the garden. There is further visitor parking nearby.

The property benefits from excellent energy efficiency with a B rated EPC thanks to the LPG and double glazing.

The property is in the village of Lamberhurst in an Area of Outstanding natural Beauty. Lamberhurst benefits from an excellent primary school, a golf course and Scotney Castle and excellent links to the nearby town of Tunbridge Wells.

- Three bedrooms
- Built 2022
- Two parking spaces
- LPG
- Ensuite shower room
- Excellent specification throughout



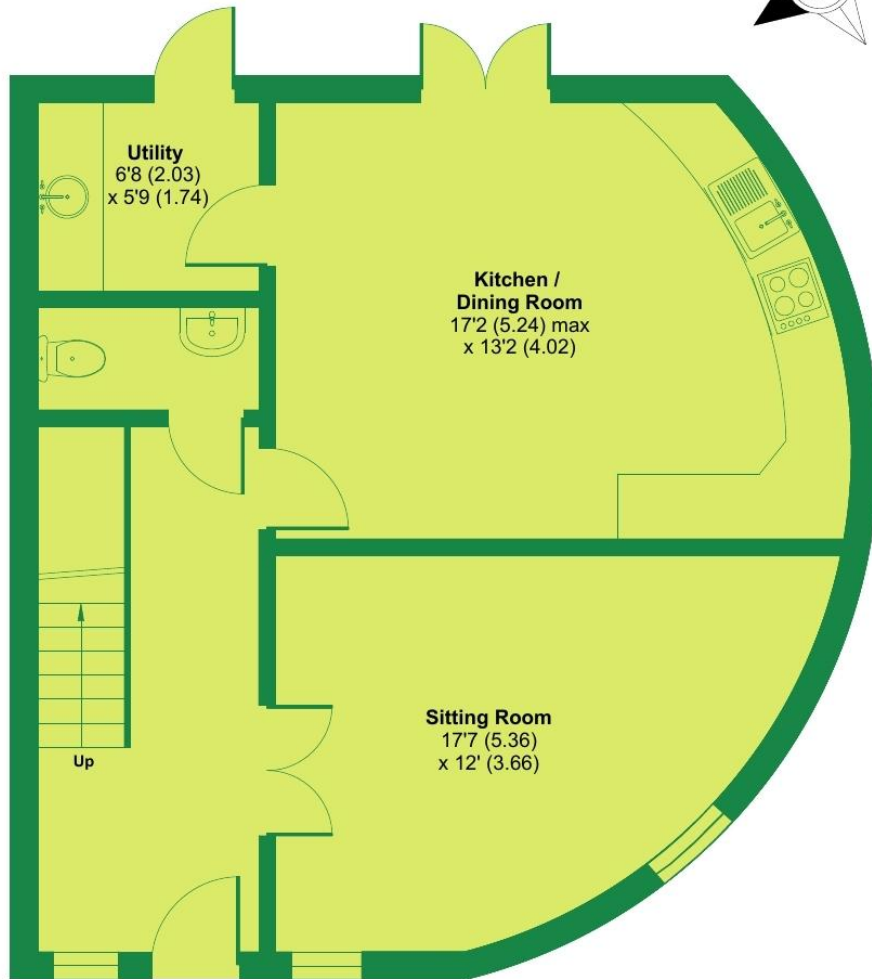
## FLOORPLANS

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

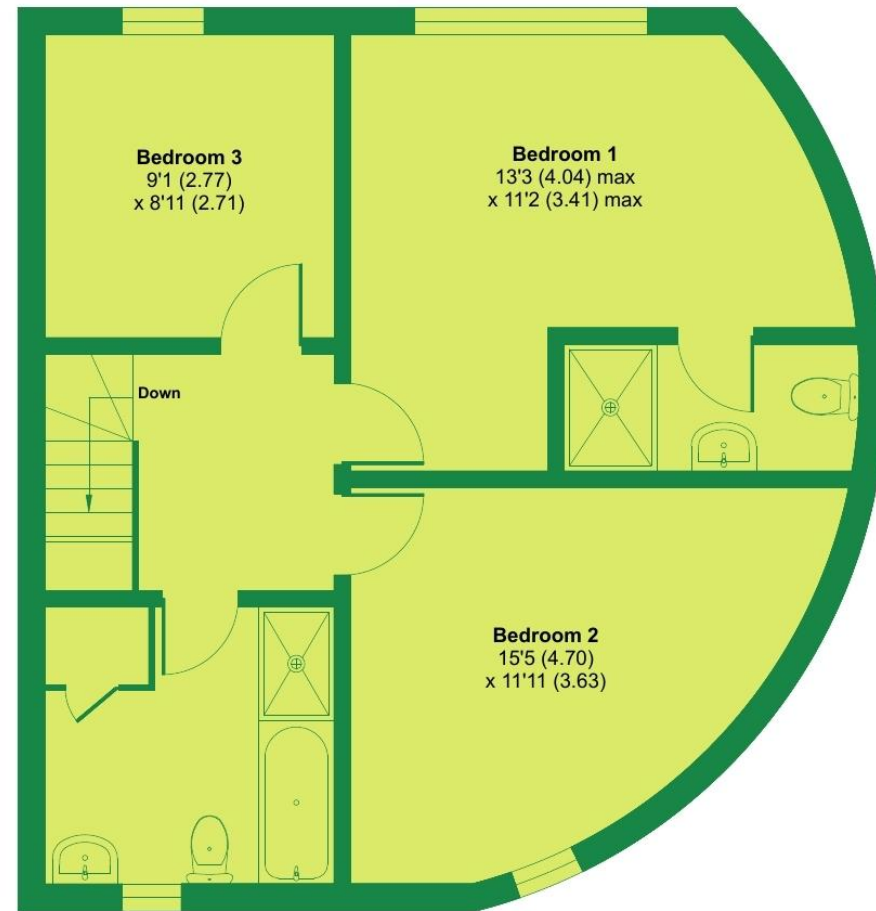
# 1 Pelverers Farmstead, The Slade, Lamberhurst, Tunbridge Wells, TN3 8HN

Approximate Area = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**





**VIEWING:** By appointment only. **Sussex Office:** 01435 873999.

**WHAT3WORDS:** ///TAILWIND.SNORED.SPOONED

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Klargester **Heating:** LPG

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

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

**COUNCIL TAX:** Band E **EPC:** B (84)

**FLOOD & EROSION RISK:**

Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations with tiled roof.

**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.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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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