



MEMBER
FIA
 BY INVITATION ONLY

FEDERATION OF INDEPENDENT AGENTS

The Property Ombudsman

tsj APPROVED CODE TRADING STANDARDS UK

ESTAS WINNER

ESTAS STANDARD OF EXCELLENCE 2023

BEST APPLIED 2023 WINNER SALES

BRITISH PROPERTY AWARDS 2022 GOLD WINNER

BRITISH PROPERTY AWARDS 2023 GOLD WINNER

BRITISH PROPERTY AWARDS 2024 GOLD WINNER

OnTheMarket rightmove

The Paddock, Hedge Barton
 Offers in the Region of **£145,000**

Council Tax Band: A

Property Type: Detached Bungalow

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

This well presented park home is located in the heart of Fordcombe on the Hedge Barton site, which is designed for the over 50s.

The accommodation comprises; 2 double bedrooms, 1 bathroom, lounge/dining area and kitchen. Entering the park home you are welcomed into the bright and spacious lounge which is flooded with natural light. Moving through you are greeted into the kitchen offering ample lower and upper storage cupboards, sleek counter tops, wood effect flooring, space for appliances and an alternative entrance into the property. There are 2 double bedrooms, both flooded with natural light and bedroom 2 also provides convenient built in storage. The bathroom is equipped with a bath with shower over, tiled walls, a WC and wash basin, there is also a large storage cupboard. Located next to the bathroom in the inner hallway there is an additional storage cupboards perfect for storing coats and shoes.

Situated in Fordcombe, a small village in the pleasant Weald of Kent, the park is located on a quiet country lane and backs onto open countryside. The nearest large town is Tunbridge Wells approximately 5 miles away, with bus links from the centre of the village. The park itself is arranged in three sections and has a part-time on-site Warden who maintains the communal areas.

Purchasers should note that whilst you would be purchasing the park home outright (freehold) the land it sits on is rented and there is a fee payable for this of £233.63 per month.

Gas is supplied to the park home via LPG tanks. We believe that fresh water is supplied by a sub meter and charged by the site managers, waste water is billed directly from the water company and electricity is supplied via a sub meter and charged via the site managers. Pets are permitted (1 dog and 1 domestic cat (dogs subject to breed and should be kept on a lead)). There is a car park for residents and visitors.

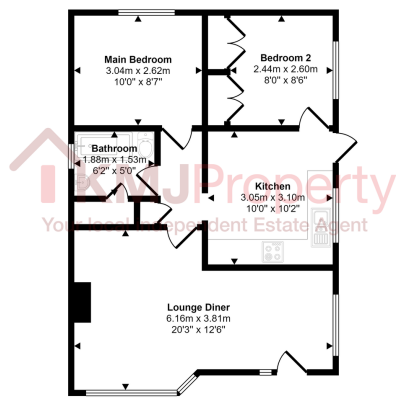
EPC Exempt







Approx Gross Internal Area
53 sq m / 571 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Stuppy 360.





**PROPERTY.
IT'S WHAT WE KNOW.
IT'S WHAT WE DO.**

KMJ Property is a family-run business, and that's at the heart of everything we do. Because we're a close-knit team, we treat every client like one of our own—offering friendly, honest advice and a truly personal service. We're here to make the whole process feel less stressful and more like a team effort, supporting you every step of the way.

KMJProperty
Sales & Lettings
Your local independent agent

CONTACT US

Visit our website
www.KMJProperty.co.uk

Mobile Number
01892 515188

Social Media
@KMJProperty

Email Address
Sales@KMJProperty.co.uk



1 High Street, Tunbridge Wells, Kent, United Kingdom, TN4 8RL
5 Hartfield Road, Forest Row, United Kingdom, RH18 5DN
London Road, Crowborough, United Kingdom, TN6 2TT



**DAVID
JOHNSON**
MANAGING DIRECTOR



**SUZANNE
JOHNSON**
EXECUTIVE DIRECTOR



**KATRINA
JOHNSON**
DIRECTOR



**MARC
JOHNSON**
SALES DIRECTOR



**LEAH
POOLE**
ESTATE AGENT