



4 Limden Close  
STONEGATE, EAST SUSSEX, TN5 7EG



**Lambert  
& Foster**



STONEGATE STATION 1.2 MILES | TUNBRIDGE WELLS STATION 9.7 MILES | GATWICK AIRPORT 32.5 MILES

### 4 LIMDEN CLOSE, STONEGATE, EAST SUSSEX, TN5 7EG

A spacious and bright three-bedroom family home with off-street parking, a garage and front and rear gardens located in an ideal position on a cul-de-sac off a quiet country lane within walking distance of Stonegate train station.

ASKING PRICE £475,000 FREEHOLD



#### HEADING

Lambert & Foster are delighted to bring to market this spacious and bright three-bedroom family home with off-street parking, a garage and front and rear gardens located in an ideal position on a cul-de-sac off a quiet country lane within walking distance of Stonegate train station.

The property, which is link-detached, has 1168 sq. ft. of internal living space, is set over two floors and includes, on the ground floor, an entrance hall, kitchen, open plan dining/sitting room, cloakroom and a bedroom/office. On the first floor you find two double bedrooms and a family shower room.

The property is presented to the market in excellent condition throughout with a well-appointed kitchen with wall and base units and ample worktop space and a door leading directly outside. The living/dining is a wonderful family space with triple aspect windows allowing an abundance of natural light to flood in and French doors leading directly to the rear garden.

Stairs from the hallway take you to the first floor where you find a landing with a storage cupboard and two double bedrooms with built-in wardrobes.







## DESCRIPTION

Outside to the front, a brick-paved driveway provides off-road parking and access to the integral garage. The rear garden is private, south facing and mainly laid to lawn, offering a wonderful space ideal for families and entertaining. Attached to the house is a garage.

Limden Close is a quiet residential cul-de-sac in Stonegate, within walking distance of the mainline station providing services to London Bridge and Charing Cross. Wadhurst is a short drive away and offers a range of independent shops, amenities and well-regarded schooling. The surrounding High Weald countryside provides excellent walking opportunities.

- Three bedrooms
- Garage
- Close to station
- Front and rear gardens
- Ample parking
- Chain free









## FLOORPLANS

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

### Limden Close, Stonegate, TN5 7EG

Approximate Area = 1168 sq ft / 108.5 sq m

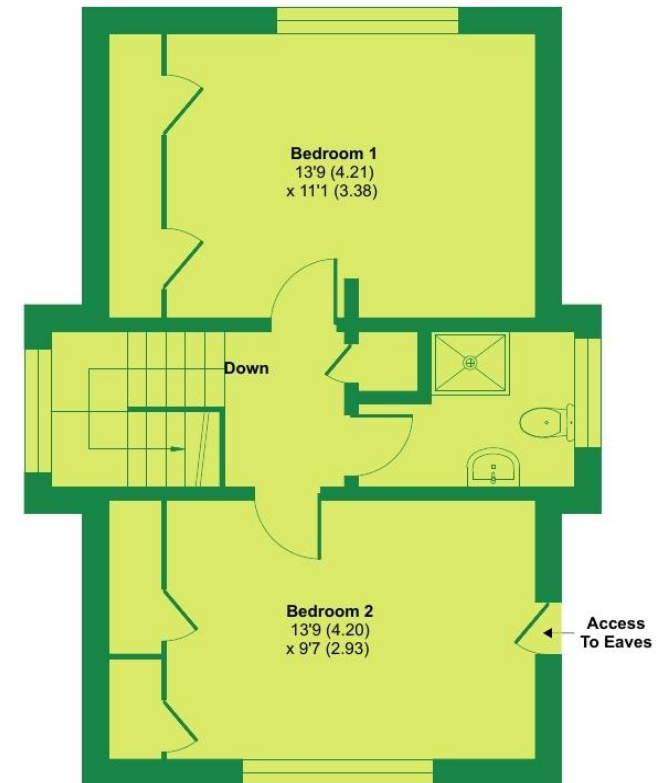
Garage = 129 sq ft / 11.9 sq m

Total = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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

**WHAT3WORDS:** ///TRICKLES.PARTY.TEAMED

**TENURE:** Freehold

**SERVICES & UTILITIES:**

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

**Sewerage:** Mains **Heating:** Oil

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

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

**COUNCIL TAX:** Band E **EPC:** E (49)

**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 & 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.

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In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, 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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