



Lambert & Foster



14 RECTORY FIELDS

CRANBROOK | KENT | TN17 3JB

A modern, recently decorated, two bedroom first floor apartment set within an independent living retirement development for persons aged 60 years and over, enjoying a communal area and parking, all conveniently located for accessing the high street and the comprehensive amenities, including adjacent doctors surgery, available within this historic market town. No onward chain.

Guide Price £210,000

FREEHOLD





14 RECTORY FIELDS

CRANBROOK, KENT, TN17 3JB

14 Rectory fields is a modern circa late 1980s first floor apartment set within a retirement development for independent living, with an on-site manager and 24 hour emergency call facility for persons aged 60 years and over. The apartment has recently been redecorated throughout with new carpets included.

The accommodation is described as follows; from the communal entrance hall a private front door opens into the hallway with built-in cloaks, airing cupboard and loft access. Doors lead off to the sizeable 16'10 sitting/dining room with with two large windows and decorative fireplace housing electric fan fire with coal effect. The kitchen has fitted units and worktops with integral Bosch oven and microwave, gas hob, fridge/freezer and washing machine with pleasant outlook over communal courtyard. From the hall, doors lead off to bedroom one with fitted wardrobes and bedroom two (also a double). The bathroom includes integrated WC, wash basin and bath tub with shower over.

Outside, number 14 has access via the communal entrance hall out to a communal courtyard with seating. Positioned around the development is communal seating and access onto the Ball Field recreation ground which makes for pleasant walking. There is an area of private communal parking which is non-designated.



- **First floor over 60's retirement apartment**
- **Two double bedrooms**
- **Recently redecorated throughout**
- **Fitted kitchen**
- **Sitting/dining room with feature fireplace**

- **Bathroom**
- **Cloaks, airing cupboard and loft access**
- **Communal courtyard and parking**
- **Short walk to Cranbrook High Street**
- **No onward chain**

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: tune.skewing.ideals

TENURE: Leasehold 100 years from January 1988.
 62 years remaining.

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** C (76)

OUTGOINGS: Rectory fields is managed by Churchill who provide an on-site manager and service a 24 hour emergency call facility.

Service charge: Currently set at £4,100 approx per annum paid every half and covers the facility of the on-site manager, maintenance of communal areas including window cleaning, lighting, gardening and exterior of the building.

Ground rent: Currently set at £300 for 2026 and is paid to E&J Estates biannually.

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

14 Rectory Fields, Cranbrook, TN17 3JB

Approximate Area = 609 sq ft / 56.5 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1526198

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 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. AML search fees will apply.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone Street,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street,
Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR OVER 125 YEARS



arla | propertymark naea | propertymark



**Lambert
& Foster**