



14 Western Road

Sparrows Green, Wadhurst,
East Sussex

A recently refurbished and well-presented 3-bedroom semi-detached period house, which offers scope for further enlargement, situated in a popular residential area within easy reach of amenities, schools and the station. NO CHAIN.

Guide price £375,000 Freehold

Situation: The property is situated in a popular residential area in the much sought after village of Wadhurst and close to the recreation ground in Sparrows Green. The village High Street is approximately 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, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Academy and Sports Centre. There is also a Co-op convenience store within easy reach at Sparrows Green.

For the commuter, Wadhurst mainline station is about 1¼ miles distant and provides a regular service to London Charing Cross/ Cannon Street in under an hour. The A21 is also within easy reach and links with the M25 and coastal routes and there are regular bus services to the regional centre of Tunbridge Wells, which is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: 40 Western Road is a period semi-detached house with external elevations of brick and render beneath a slate tiled roof and double-glazed windows and doors. The house benefits from having been recently refurbished, including a new kitchen and bathroom, new flooring, carpeting and redecoration throughout and provides spacious, well-presented accommodation of approximately 783sq.ft/72.7sq.m. There is also excellent scope to enlarge the living space, if required, with options to extend at the rear and to convert the loft space (subject to the necessary consents) – as several neighbouring properties have done.

The accommodation is arranged over two floors and includes an entrance hall with stairs to the first floor and a door leading to a sitting room with oak flooring, window overlooking the front garden, storage cupboard and an opening to the kitchen/breakfast room, which is fitted with a range of shaker style wall and base units with space for appliances. There is a useful utility area, and door leads to a recently refitted bathroom, and a further glazed door leads out to the garden. On the first floor there are three bedrooms - two doubles and a single.

To the front of the house, a gate gives access to the front garden, which is currently laid to lawn with a path and side gate gives access to the rear garden. The front garden offers scope to provide off-road parking, if required. The rear garden has an area of gravelled terrace outside the kitchen with a gate and steps leading down to a lawn and further gravelled area. The garden is fully fenced.

Current EPC Rating: C

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

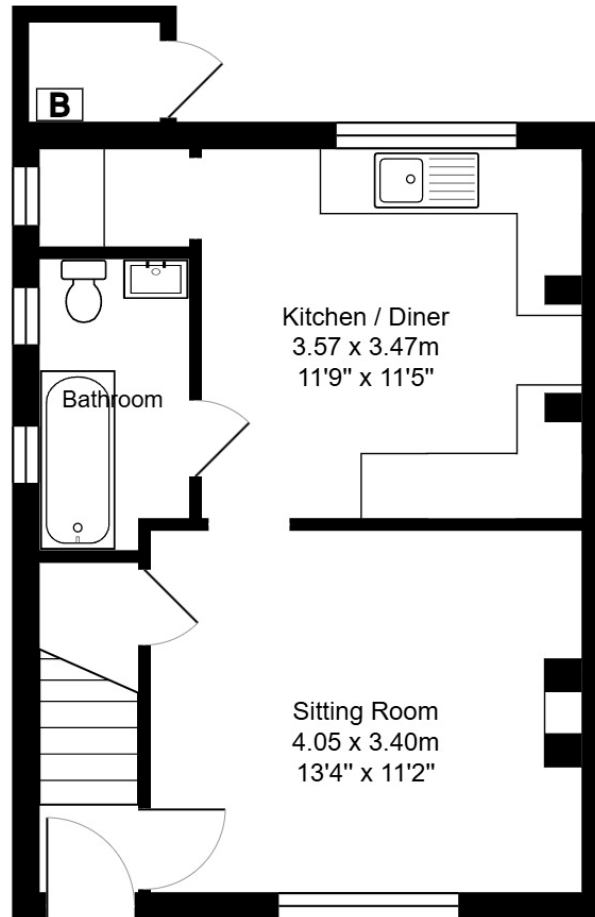
Current council tax band: D (2026/27 - £2,697.58)

Property address: 40 Western Road, Wadhurst, East Sussex TN5 6TX

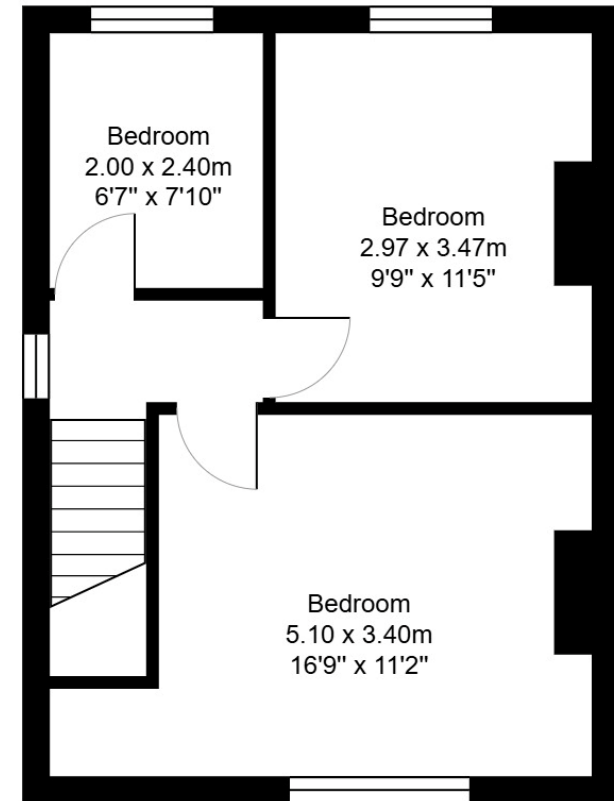


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 37.1 m² ... 399 ft²



First Floor
Area: 35.6 m² ... 384 ft²

Total Area: 72.7 m² ... 783 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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