



2 BRICK KILN COTTAGES
COUSLEY WOOD ROAD, PELL GREEN, EAST SUSSEX, TN5 6ED



**Lambert
& Foster**

WADHURST STATION 1.7 MILES | TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 41 MILES

2 BRICK KILN COTTAGES, COUSLEY WOOD ROAD, PELL GREEN, EAST SUSSEX, TN5 6ED

A charming and characterful two-bedroom period cottage, situated in the sought-after hamlet of Pell Green and offered to the market chain free.

ASKING PRICE £335,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this charming and characterful two-bedroom period cottage, situated in the sought-after hamlet of Pell Green and offered to the market chain free.

Believed to date back to the 1800s, this attractive unlisted cottage blends cottage charm with practical modern living, featuring exposed beams, a loft conversion and a generous rear garden with elevated views back towards the property.

The accommodation is arranged over three floors and extends to approximately 716 sq.ft. The ground floor comprises a bright sitting room and a well-appointed kitchen/breakfast room fitted with a range of shaker style units and integrated cooking appliances. Upstairs, the first floor offers a double bedroom and shower room, whilst the second floor provides a further characterful bedroom with vaulted ceiling, skylight and useful built-in storage.



Externally, the property enjoys a long rear garden, mainly laid to lawn, with a raised terrace and steps leading up to the cottage. There is also a useful store cupboard.

Pell Green is a picturesque semi-rural hamlet surrounded by countryside whilst remaining conveniently positioned for access to Tunbridge Wells, Wadhurst and nearby mainline stations offering services into London. Wadhurst offers an excellent range of amenities including independent shops, cafés, pubs, a butcher, post office, pharmacy, doctors' surgery and local supermarkets, together with sports clubs and community events throughout the year.

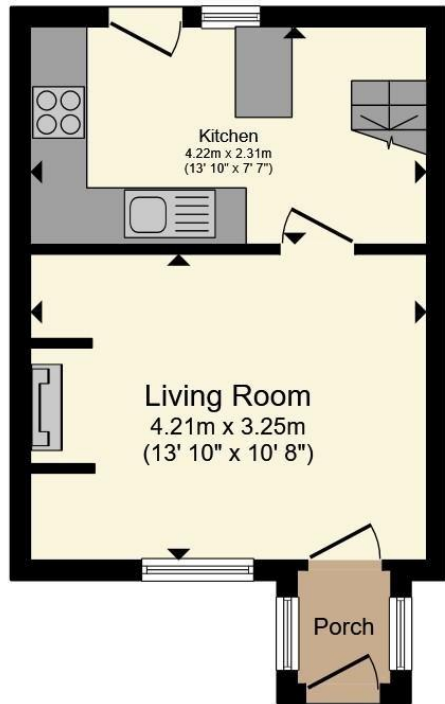
- Two bedrooms
- Unlisted
- Character features
- Garden
- Raised terrace
- Chain free





FLOORPLANS

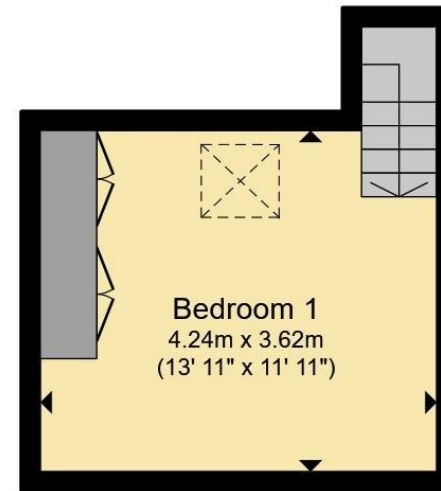
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



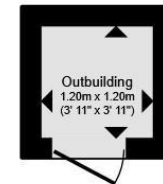
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 66.5 m² (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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

WHAT3WORDS: ///EXECUTIVE.DIGITS.ZAPS

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains Gas

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

LOCAL AUTHORITY: www.weadlen.gov.uk

COUNCIL TAX: Band D **EPC:** E (54)

ROW: there is a right of way across the rear garden

FLOOD & EROSION RISK: Visit 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.

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