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BarnesKingsnorth

# Jonas Drive, Wadhurst, East Sussex, TN5 6RJ

## £390,000 Freehold

**Viewings strictly by appointment with the agent**
**Tel: 01892 822880**
**www.bkestateagents.com**

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.

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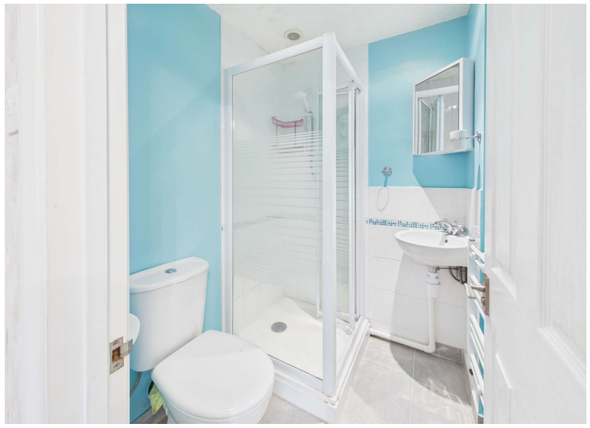
**THE PROPERTY**
Situated just a short walk from the heart of Wadhurst, this attractive two-bedroom bungalow offers comfortable accommodation, generous outdoor space, and exciting potential for extension, subject to the necessary consents. An entrance hall leads to two spacious double bedrooms, both enjoying pleasant views over the front garden. The principal bedroom benefits from an en-suite shower room, while the second bedroom offers ample storage space, including a large built-in wardrobe. The living areas are positioned to the rear of the property, overlooking the garden. The generous kitchen provides an excellent range of wood-effect cabinets and includes an integrated electric hob and oven. There is also space for an under-counter washing machine, dishwasher and tumble dryer, as well as a freestanding fridge-freezer. A useful door provides direct access to the patio, making outdoor dining and entertaining particularly convenient. The bright and spacious sitting room easily accommodates generous seating and flows seamlessly into the sunroom. This versatile space could be used as a dining room, garden room, or additional reception area, and benefits from patio doors opening directly onto the rear garden.

**OUTSIDE**
The property enjoys wrap-around gardens extending to three sides of the bungalow. Predominantly laid to lawn, the gardens feature established planting, mature hedging, and a good degree of privacy.
To the rear, a substantial patio provides the perfect setting for outdoor dining, entertaining, or simply enjoying the surroundings. Steps lead down to the lawn, where a large metal storage shed offers practical external storage. Gates to the side of the property lead to off-road parking on the bloc-paved driveway.



**LOCAL AREA** Jonas Lane Lane is situated in the village of Wadhurst in the heart of the Sussex and Kent Weald with beautiful countryside on the doorstep. An area of Outstanding Natural Beauty the small market town was given a Royal Charter back in 1253 and was ranked TOP in the Sunday Times 'Best Places to Live' 2023 list! Wadhurst village centre has a good selection of shops and is a hub for the surrounding small villages. Good leisure facilities including a bowls and cricket club will please the fitness enthusiast, fabulous Bewl Water and a host of water activities just under 5 miles away and renowned Dale Hill Golf and Country Club is at nearby Ticehurst. Schooling is well taken care of with Wadhurst Primary School & Nursery and plenty more within a 5 mile radius. Tunbridge Wells is approximately 6 miles distant where you will find a great selection of Secondary Schools, more extensive retail therapy, plenty of places to wine & dine and the historic Pantiles too! Wadhurst railway station serves routes to London Waterloo and Charing Cross (approx 1 hour), the nearby A21 links to the M25 and all the majoy motorway networks and a 30 minute drive in the other direction will take you to the seaside town of Hastings.

**AGENTS NOTES** The home is being sold with no onward chain

**ROUTE TO VIEW** From Wadhurst High Street (heading towards the train station, take the right hand turning into Jonas Lane. Continue along and the proeprty will be found on the left-hand side on the corner of Jonas Drive.

**PLEASE NOTE**: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

**Energy Efficiency Rating: D**

**Council Tax Band: E**

**Ref: P1051/62029051/V2/EH**