



Cross Lane Gardens
Wadhurst, TN5 7HY

Asking price £335,000 Leasehold - Share of Freehold

Wyatt
Hughes

CROSS LANE GARDENS, WADHURST, TN5 7HY

ASKING PRICE £335,000 LEASEHOLD - SHARE OF FREEHOLD

A well-proportioned two-bedroom mid-terrace bungalow forming part of the popular Cross Lane Gardens development for the over 55s, situated within easy reach of the centre of Ticehurst village.

The property offers spacious and practical single-storey accommodation extending to approximately 856 sq ft and has been arranged to provide a particularly generous sitting room together with an open kitchen/dining area.

The accommodation comprises an entrance porch opening into a central hallway, a spacious sitting room with a wide bay window, kitchen/dining room with fitted units and direct access onto the rear terrace, two bedrooms and a wet room.

Outside, the bungalow enjoys a private paved terrace immediately adjoining the rear of the property, opening onto the surrounding communal gardens. Cross Lane Gardens is arranged in an attractive mews-style setting with established communal grounds, while residents also benefit from parking within the development.

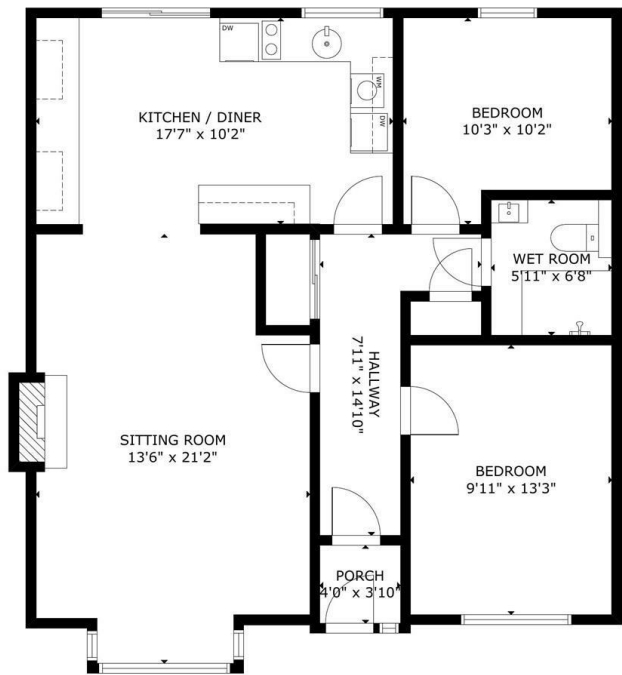
Cross Lane Gardens occupies a convenient position on the north-western side of Ticehurst, with the village centre just a few hundred yards away and readily accessible on foot.

Ticehurst has a thriving local community and a good range of everyday amenities including a village store with Post Office, pharmacy, greengrocer, public houses and a number of independent shops and businesses.

- Two-bedroom mid-terrace bungalow
- Popular over-55s development
- Spacious sitting room with bay window
- Open kitchen/dining room
- Wet room
- Approx. 856 sq ft of accommodation
- Private paved rear terrace & gardens
- Garage-en-bloc
- Mains Electric, Gas, Water, Drainage
- Lease - 959 Years Remaining / Service Charge - £95 pcm



Cross Lane Gardens 19 - W.H.



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 856 sq.ft
FLOOR 1: 856 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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