



Probate sale – no chain – a detached bungalow on a plot of about 0.22 of an acre, considered to offer superb potential for refurbishment or extending, subject to planning, on a quiet road close to amenities and countryside in Wadhurst.

EPC: D

Guide Price £600,000 Freehold



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Bramleys

Old Station Road, Wadhurst, TN5 6TZ

Guide Price £600,000 Freehold

Likely to date back to the 1950s/60s, this detached bungalow of brick construction is ripe and ready for updating and possibly extending/remodelling, subject to the necessary consents.

It sits on a plot of about 0.22 of an acre with a tarmac parking area to the front of the house, car port to the side and an East facing garden to the rear, in which there is a timber summer house and block built store, as well as mature trees around the perimeter, including Bramley apple trees, hence the name of the property. There is side access around the house on both sides.

The house has mains gas fired central heating other than in the garden room (electric heaters) and attic room. The boiler was replaced in 2025. There is also a gas coal effect fire in the living room and a former gas fire (capped off) in the dining room. The property is largely double glazed.

Currently there are two bedrooms on the ground floor. The loft was converted and used as a bedroom but it is understood that there is no building regulation approval for this. The room has skylights and a fixed staircase rising to it from the ground floor.

The property lies on the northern fringe of Wadhurst, away from the main roads. There is a nearby recreation ground with children's play area, tennis and football clubs. Within half a mile there are two convenience stores, the village pre-school and primary school. Wadhurst town centre is just a mile away. Old Station Road becomes a quiet country lane just past this property, and where it joins Three Oaks Lane there is access to woodland footpaths and bridle paths that criss-cross the local countryside.

The mainline railway station is about 1.3 miles from this property, with regular services to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes).

Wadhurst is a vibrant market town with a friendly and interactive community. The attractive High Street, which has some lovely period properties, has retained a number of shops and amenities including a Jempsons supermarket with post office, convenience store, a family run butcher, greengrocer, chemist, delicatessen, cafes, pubs, gift shops, an excellent library and book shop. There is also a monthly farmers market, various clubs and societies to get involved with, a sports centre and a local doctors practice and dentist.

Located in The High Weald National Landscape, the surrounding countryside is a delight to drive through and there are many walking and cycling opportunities, not least of which around Bewl Water, which is easily accessible from the town.

In addition to the pre-school and primary school, there is a state secondary school and a Catholic preparatory school in Wadhurst.

Approximately 7 miles North of Wadhurst is the large Spa town of Royal Tunbridge Wells, providing an extensive shopping centre, the beautiful Pantiles and old High Street area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

Also within around 45 minutes of Wadhurst is the South coast.

Material Information:

Wealden District Council. Tax Band E (rates are not expected to rise upon completion).

Mains gas fired central heating. Mains electricity, water and drainage.

The property is believed to be of brick and block construction with a tiled roof.

We are not aware of any safety issues or cladding issues.

Due to the age of the property it is possible that there are materials containing asbestos.

The property is located within the High Weald National Landscape.

The title has restrictive covenants and easements. We suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

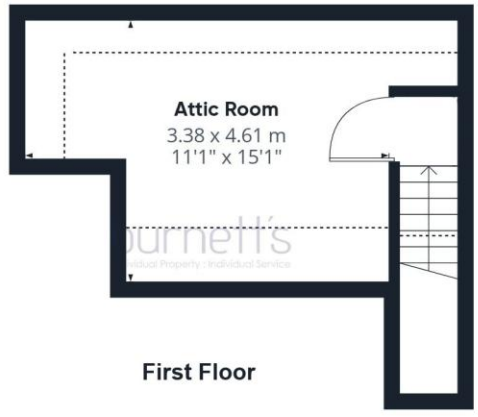
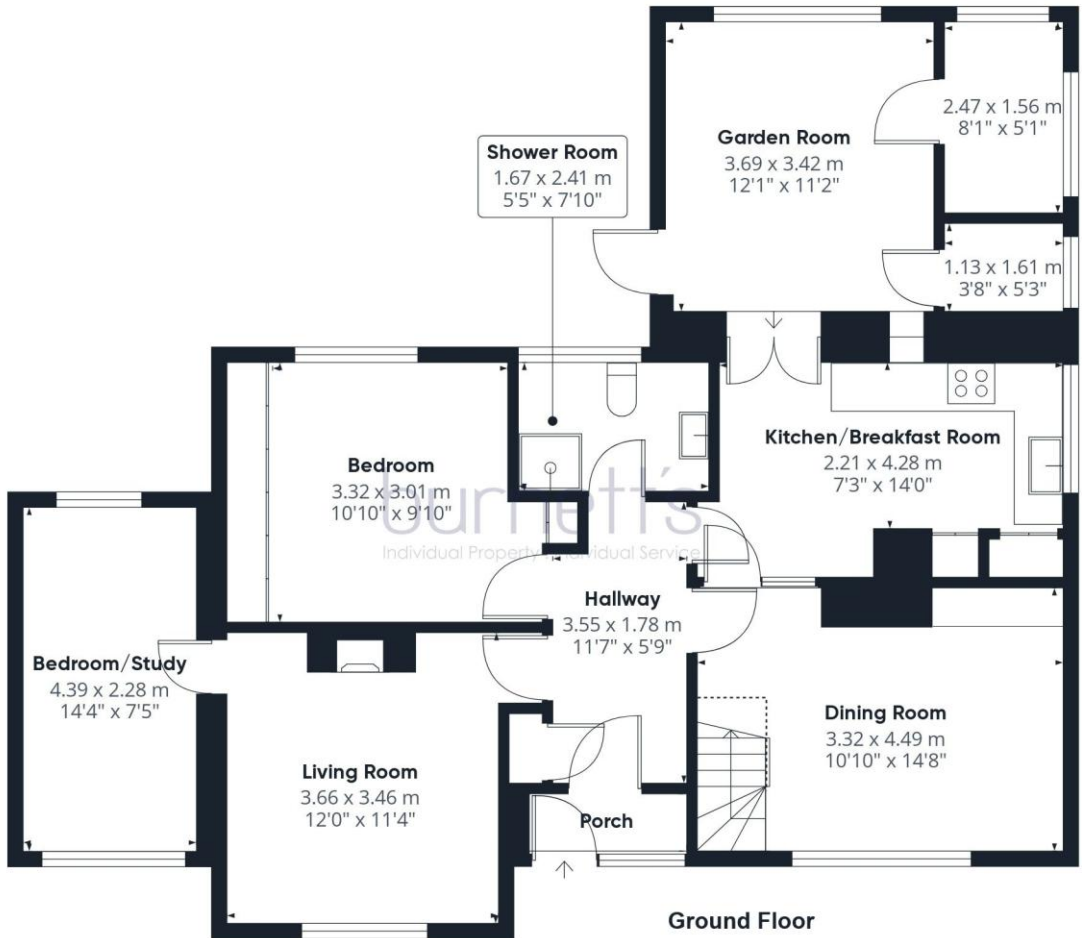
Broadband coverage: According to Ofcom, Ultrafast broadband is available to this property.

Mobile Coverage: There is variable mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property is not currently wheelchair friendly.



Approximate total area

108 m²
1161 ft²

Reduced headroom

6.6 m²
71 ft²

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

