



18a Little Park
Durgates, Wadhurst, East Sussex

A well presented second floor purpose built studio, forming part of a popular development of flats and houses situated in a convenient village location, within easy reach of the High Street and station. NO CHAIN.

Guide price £150,000 Leasehold

Situation: 18a Little Park is situated in a quiet residential development within the much sought after village of Wadhurst with the High Street being under a mile distant, offering an excellent range of shops and services for everyday needs including a Jempson's Local store, café, butcher, baker, pharmacy, post office, florist, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Academy and Sports Centre.

For the commuter, Wadhurst mainline station is located approximately half a mile distant and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is also a regular bus service and the A21 is within easy reach and links with the M25.

The regional centre of Tunbridge Wells 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: This top floor studio forms part of Little Park, a development of flats and houses built in the 1990s, with external elevations of brick and render beneath a tiled roof and double glazing throughout.

The entrance to the studio is approached through the block paved residents parking area. The main door is fitted with an intercom and leads into the communal hallway with stairs leading to the first and second floors. The studio is located on the second floor, and the front door opens onto an entrance hall providing plenty of space for coats and shoes. There is a light and spacious living room/bedroom with a useful airing/storage cupboard and a good-sized dormer window with views over the neighbouring gardens, a kitchen/breakfast room with a range of painted wall and base units under a laminate worktop with tiled splashbacks, a ceramic hob, an electric oven and space for a washing machine/dryer and a fridge/freezer, and a bathroom.

The flat benefits from an allocated parking space and additional visitor parking. This popular development is surrounded by attractive, well maintained communal gardens.

Services: Mains water and electricity.

Local Authority: Wealden District Council (01892) 653311

Current council tax band: B (2026/2027- £2098.12)

Current EPC: C

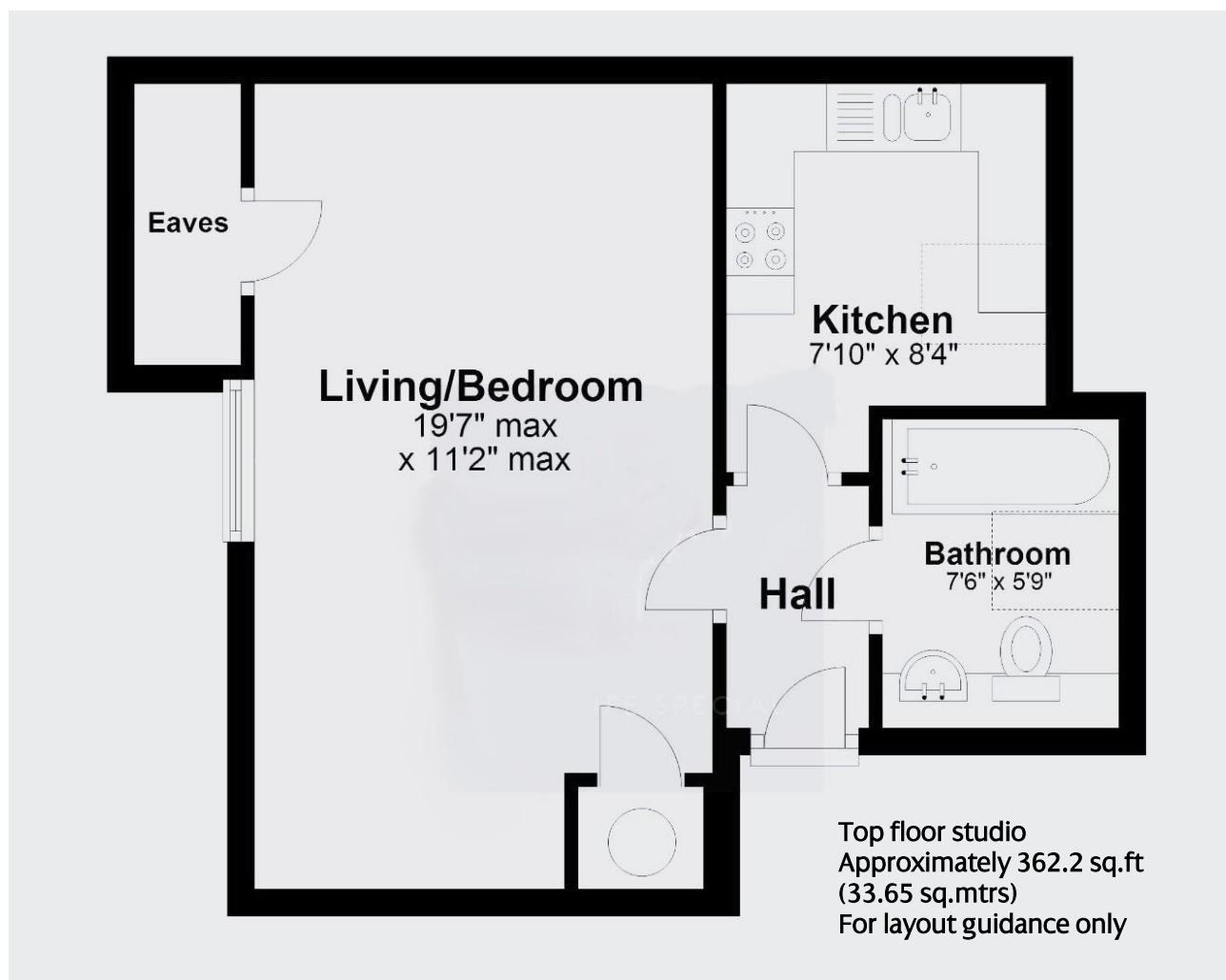
Current service charge: £157 per month

Property address: 18a Little Park, Wadhurst, East Sussex TN5 6DL



01892 786720 www.greenlizardhomes.co.uk

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



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