



A centrally located first floor maisonette with flexible accommodation, far reaching views to the rear, garage and garden area. EPC: D
Guide Price £275,000 Leasehold



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3a Central Parade

High Street, Wadhurst, TN5 6AL

Guide Price £275,000 Leasehold

Accessed via an external staircase to the rear of the building, the two storey apartment is located over a hairdressers on the main High Street in Wadhurst. It benefits from the following:

- Central location, within a short walk of all the amenities Wadhurst has to offer.
- Far reaching elevated views to the rear.
- Outlook over the historic High Street and Church spire to the front.
- Flexible accommodation including up to three bedrooms.
- Recently updated bathroom with shower over a panelled bath.
- Good sized kitchen with wall and base units and space for a freestanding cooker, slimline dishwasher, tall fridge freezer and washing machine.
- French doors to a Juliet balcony from the living room, which is large enough to be used for sitting and dining.
- Double glazing throughout.
- Good storage under the stairs and in the eaves.
- Garage en bloc plus parking available in the private car park to the rear.
- Garden area just off the car park, currently laid to lawn with a raised bed to the rear, perfect for barbeques or taking in some rays.
- Fixed low ground rent and no service charge – rare for leasehold properties.

The property is conveniently located right in the centre of Wadhurst, a historic market town with good amenities and a lovely community.

Close-by there is a Jempson's supermarket with post office facilities, a corner convenience store, cafes, pharmacy, family run butcher, greengrocers, florist, hairdressers/barbers, opticians, take-away outlets, a doctors' surgery, dentist, two pubs and much more.

There is a regular bus service going through the High Street, serving Hawkhurst to the East and Tunbridge Wells to the North, as well as Wadhurst rail station, which is about 1.5 miles from the property, serving London Charing Cross (London Bridge in under an hour).

Wadhurst has a Good nursery and primary school just up the road in Sparrows Green, plus secondary Academy at Uplands and the Sacred Heart Catholic prep school up in Durgates.

There is a sports centre at Uplands plus various sports clubs to get involved with in the town. The surrounding countryside is beautiful and there are

lots of footpaths to wander, including down to Bewl Water Reservoir. Nearby Bedgebury Pinetum and Bewl are ideal for keen cyclists and Bewl also offer fishing and water sport activities.

Material Information:

Tenure: Leasehold

Ground rent: £150 per year (fixed)

Service Charge: N/A, although building insurance is paid annually.

Lease term: 189 years from 24 June 2001 (164 years remaining in 2026).

Wealden District Council. Tax Band B (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/block construction with tiled elevations and a tiled roof.

We are not aware of any safety or cladding issues, or of any asbestos at the property.

The property is located within the High Weald National Landscape and conservation area.

The title has restrictions and easements, so 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 the property.

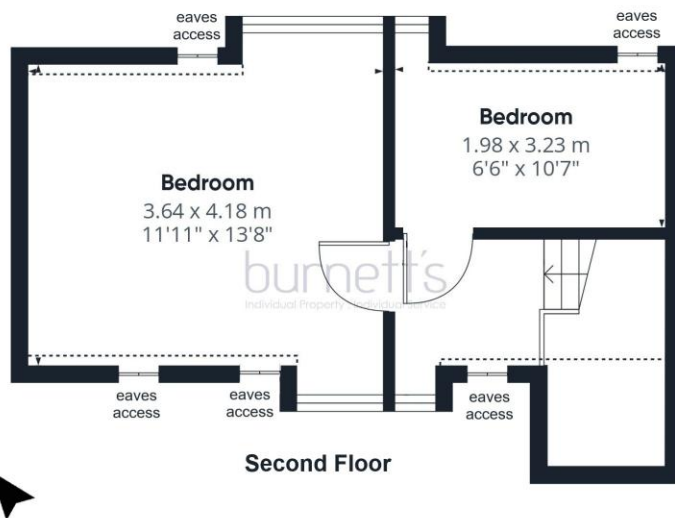
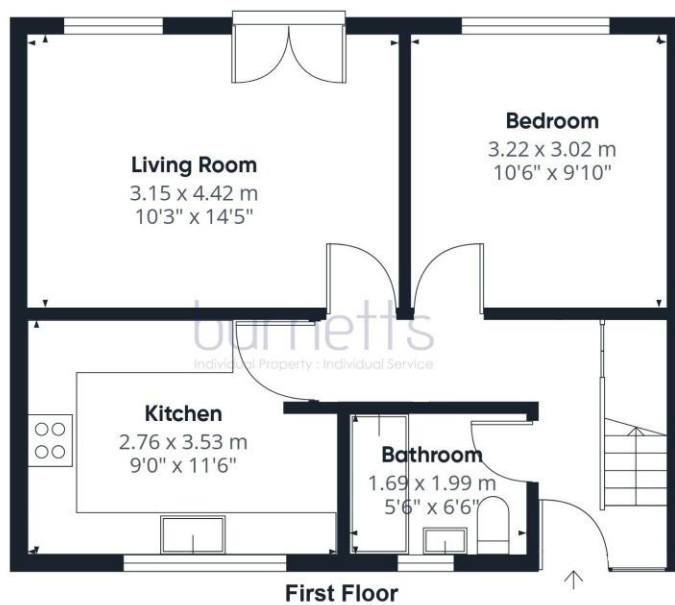
Mobile Coverage: There is variable mobile coverage from various networks, best from O2 and Three.

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 does not have step free access.





Approximate total area
(excluding garage)

76.1 sq m
819 sq ft

Reduced headroom

1 sq m
11 sq ft

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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

