burnett's
Individual Property : Individual Service









No Chain - A two bedroom, two bathroom ground floor flat situated within a modern, purpose-built block of just nine flats in the pretty village of Lamberhurst, within a short distance of local shop/post office, tea room, pub, primary school and golf course, with communal garden and allocated parking space. EPC: E

Guide Price £195,000 Leasehold

burnett's
Individual Property : Individual Service

BEST ESTATE AGENT GUIDE AWARD WINNER SALES 2024

BEST AGENT GUIDE AWARD WINNER SALES 2025

Mayfield Office:
3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB
mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:
The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA
wadhurst@burnetts-ea.com
01892 782287

BEST ESTATE AGENT GUIDE 2025 : EXCEPTIONAL

BEST ESTATE AGENT GUIDE 2024 : EXCEPTIONAL SALES

Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
Registered Offices: 3 Church View House, High Street, Mayfield TN20 6AB

Flat 3, Crown House

School Hill, Lamberhurst, Tunbridge Wells, TN3 8HY

Guide Price £195,000 Leasehold

Built in 1988, Crown House is a purpose-built block of just nine flats. There are front and rear entrances to a communal lobby with telephone entry system. This flat is located on the ground floor.

Inside, the accommodation is arranged off a central hallway. All windows are triple glazed.

The generous living room has a window to the rear and leads through to the kitchen, which also has an outlook over the rear garden.

The kitchen has vinyl, wood effect flooring and is fitted with a range of wall and base units with wooden worktop, incorporating a sink and drainer, electric hob with extractor over, integrated oven, microwave, fridge freezer, freestanding washing machine and space and plumbing for a dishwasher.

The main bedroom has a window to the front, a built-in wardrobe recess and an en-suite shower room.

Bedroom two is more comfortably a single bedroom or study/hobby room.

The main bathroom is fitted with a white suite comprising a panelled bath with electric shower over, WC and wash basin. There is a wall mounted electric fan heater, part-tiled walls and vinyl wood-effect flooring.

To the rear of the building is a communal garden area, mainly laid to lawn with a few shrubs. There is also a small verge to the front of the property.

The flat comes with an allocated parking space within the communal car park to the rear and there is also unrestricted parking in the village.

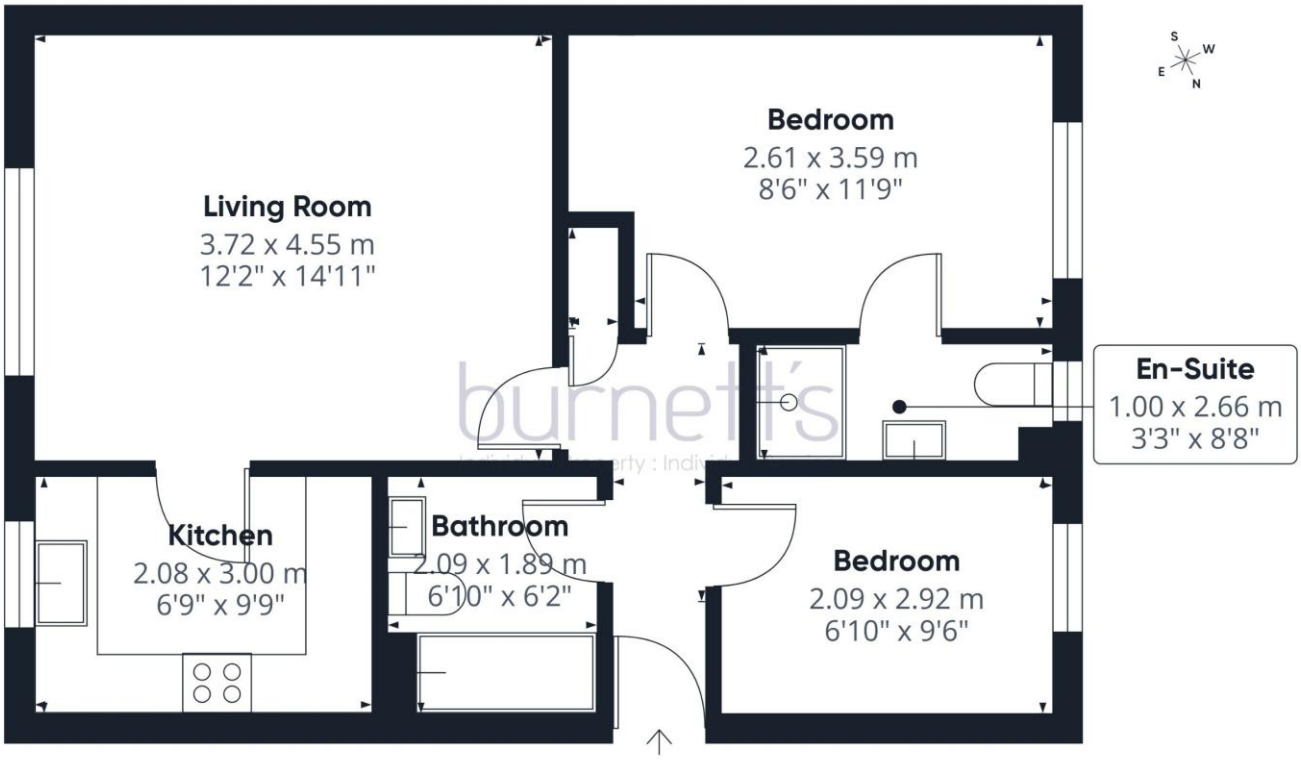
Lamberhurst is a very friendly and pretty little village, set in a valley with the River Tiese running through it. The historic High Street is lined with attractive period properties and retains a local store with Post Office, tea room, a good primary school, a pub, an excellent 18-hole golf course, a recreation ground with children's playground, and a number of local clubs and societies. Just up the hill is Lamberhurst Down, offering a large green space, another pub and a doctors surgery.

The area is designated as the High Weald National Landscape and there are lots of lovely walks nearby, including around Scotney Castle, Bewl Reservoir, Bedgebury Pinetum and Bayham Abbey.

Lamberhurst is located about 7 miles South-East of the lovely Spa town of Royal Tunbridge Wells, offering an extensive range of shops, a theatre, cinema and various other leisure facilities. It also boasts high achieving grammar schools.

Railway stations can be found at Wadhurst (5 miles), Bells Yew Green (Frant) (4.7 miles), Paddock Wood (7 miles) and Tunbridge Wells (7.5 miles). These provide fast and regular services to London Charing Cross, London Bridge and Canon Street. The A21 is easily accessible within a mile, providing direct links to the M25 to the North and Hastings to the South.

Material Information:
Lease: 125 year lease from 1.7.1988 (87 years remaining)
Ground rent: £300 per annum
Service charge: £100 per month
Tunbridge Wells Borough Council. Tax Band C (rates are not expected to rise upon completion).
Mains electricity, water and sewerage. Electric radiators/storage/fan heaters.
The property is believed to be of brick/block construction with 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 local Conservation Area.
The title has 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 there is Superfast broadband available to the property.
Mobile Coverage: There is good outdoor coverage from EE 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.



Ground Floor

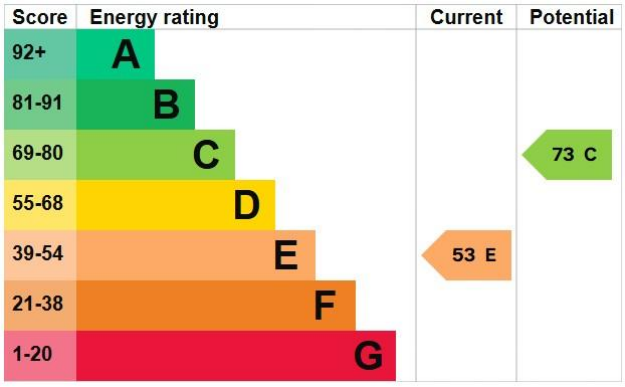
Approximate total area[1]

49.8 m²

537 ft²

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

GIRAFFE360



burnett's
Individual Property : Individual Service
Mayfield: 01435 874450
Wadhurst: 01892 782287
www.burnetts-ea.com










For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.