



11 Kingsley Court
Wadhurst, East Sussex

A modern 2-bedroom mews-style terraced house with parking, situated in the heart of the village within a few minutes' walk of the High Street. NO CHAIN.

Guide price £250,000 Freehold

Situation:

The property is situated in the centre of the much sought after village of Wadhurst within close proximity of the High Street, which offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, butcher, baker, bookshop, pharmacy, florist, public houses, wine bar, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

Wadhurst mainline station lies within 1½ miles and provides a regular service to London Bridge/Charing Cross in about an hour. The A21 is also 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. There is a regular bus services to Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 32 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away.

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:

11 Kingsley Court is a modern terraced mews-style house with brick external elevations beneath a tiled roof and double-glazed windows throughout. The property is one of twelve properties built in the 1990s and benefits from allocated and visitor parking and from being situated in the heart of the village and within a few minutes' walk of the High Street.

The accommodation of approximately 612sq.ft/57sq.m is arranged over two floors and includes: a spacious entrance hall with a storage cupboard, a fitted kitchen with an extensive range of wall and base units with wood worksurfaces, tiled splashbacks, gas hob with stainless steel extractor, electric oven, space for a fridge freezer and a washing machine, and a window overlooking the communal gardens and parking to the front. A door from the hall leads to a good-sized sitting room with a further large storage cupboard, coving a window overlooking the communal gardens and parking to the front. On the first floor there is a landing with an airing cupboard, two bedrooms and a family bathroom.

Outside, to the front of the property there are communal gardens and a large block paved parking area with allocated parking for one car and plenty of visitor parking.

Services: Mains water and electricity. Gas-fired central heating

Local Authority: Wealden District Council (01892) 653311

Current council tax band: D (£2,697.58 per annum)

Current EPC Rating: C

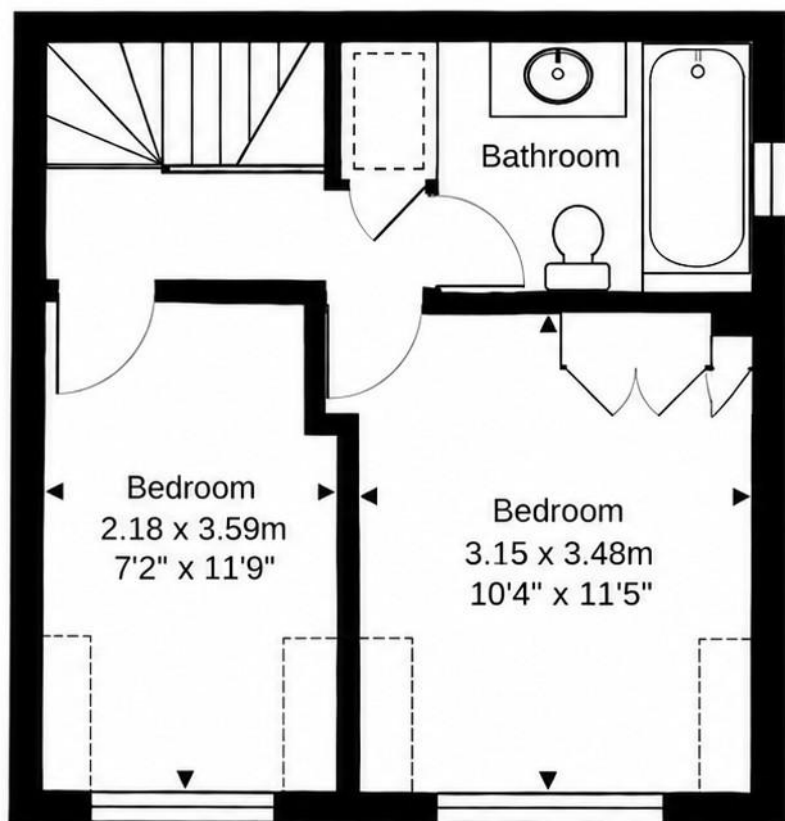
Communal charges: £50 per month

Property address: 11 Kingsley Court, Wadhurst, East Sussex TN5 6AU

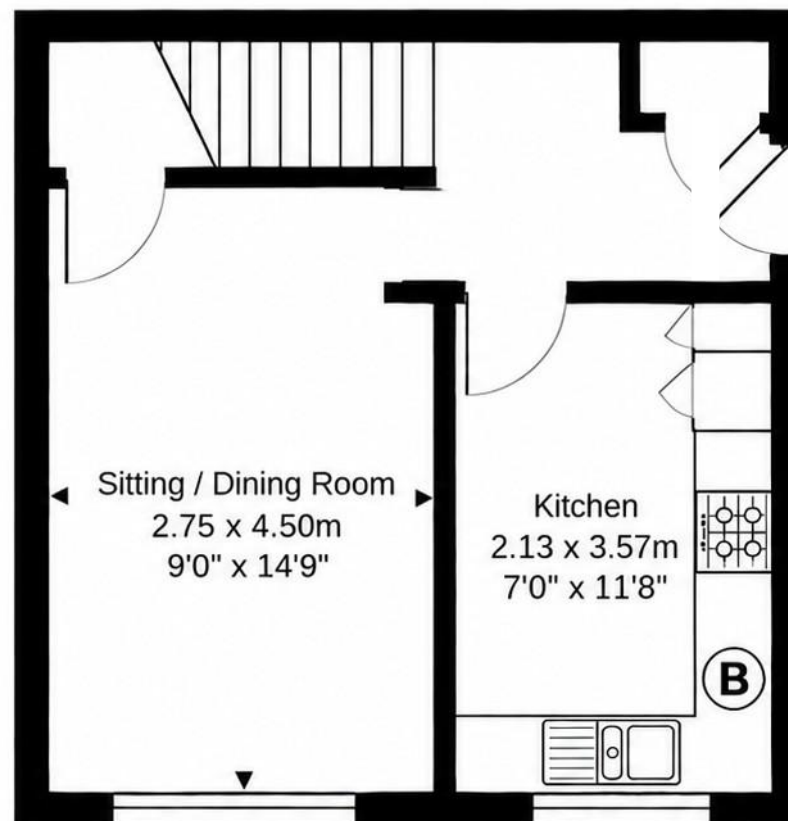


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



First Floor
Area: 28.4 m² ... 306 ft²



Ground Floor
Area: 28.5 m² ... 306 ft²



Total Area: 56.9 m² ... 612 ft²

All measurements are approximate and for display purposes only

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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