



4 THE BEECHES, HORNS ROAD
THE MOOR, HAWKHURST, KENT TN18 4QJ

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Hawkhurst village centre	-	0.9 miles
Etchingham Rail Station	-	3.9 miles
Cranbrook	-	5 miles
Tunbridge Wells	-	15 miles

First floor two-bedroom flat with private ground floor entrance and garden.

- Two-bedrooms
- Private ground floor entrance
- Front and rear gardens
- Attached store shed
- In need of modernisation
- Leasehold

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £150,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is located just under a mile from Hawkhurst village centre, set well back from Horns Road on The Moor. Cranbrook is approximately 5 miles to the north-east, and Tunbridge Wells approximately 15 miles to the north-west. Direct rail services into London are available from Etchingham Mainline Station (3.9 miles), with average journey times taking approximately 80 minutes.



REAR GARDEN

DESCRIPTION

The property comprises a first-floor flat which benefits from a private and independent ground floor entrance, together with gardens to both the front and rear.

The accommodation, which is now in need of modernisation, briefly comprises:

Entrance Porch: Fully enclosed with storage room off and stairs to:

Landing with doors to:

Living Room (approximately 15'10" x 13'6"): Open fireplace and airing cupboard.

Kitchen (approximately 11'5" x 8'9"): 1 Matching base and wall-mounted storage units, Stainless-Steel sink and drainer, space for electric oven and plumbing for washing machine. Storage cupboard housing electricity meters.

Bedroom 1 (approximately 10" x 9'9"): Built-in hanging cupboard.

Bedroom 2 (approximately 12'.6" x 9'.4"): Open fireplace and built-in hanging cupboard.

Family Bathroom: Panelled bath, pedestal wash basin, and W.C.

OUTSIDE

The property benefits from an attached and fully enclosed Storage Shed, together with gardens to both the front and rear.

DIRECTIONS

From the traffic lights in the centre of Hawkhurst village head south (towards The Moor) on the A229 for 0.9 of a mile, whereafter the layby used by the properties within The Beeches can be found on the left-hand side.

The path leading to number 4 is the fourth gate on the left along the shared pathway leading from the layby.

What3Words: statue.grove.fanfare

SERVICES

Mains electricity, water and drainage.

TENURE

The property is leasehold with the 125-year lease having been created in March 2019.

LOCAL AUTHORITY

Tunbridge Wells Borough Council.

COUNCIL TAX

Band B





SERVICE CHARGE

1 April 2026 – 31 March 2027 - £1,503.67.

GROUND RENT

£10 per annum

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PURCHASER IDENTIFICATION

In accordance with the anti-money laundering regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify identity and residence.

PHOTOGRAPHS

Photographs taken July and August 2026

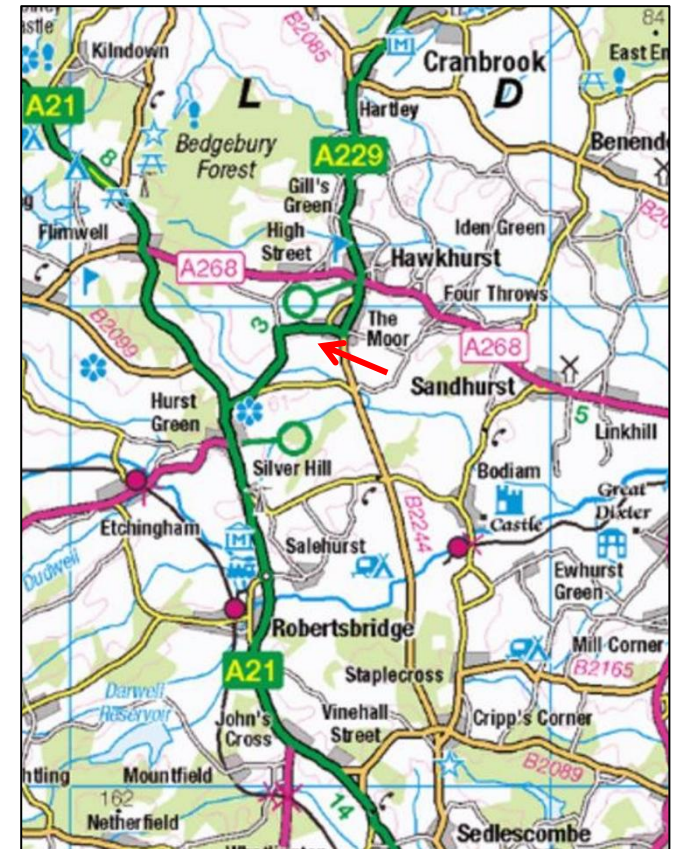
VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

AGENT'S NOTES

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

In accordance with the Estate Agents Act 1979, we give notice that an employee of BTF Partnership is the Executor of the estate.



FRONT GARDEN



Land and Property Experts

www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD