

1 HIGHBURY PLACE
SPARROWS GREEN, WADHURST, EAST SUSSEX, TN5 6SN

EST 1900

Lambert & Foster

WADHURST STATION 1.3 MILES | GATWICK AIRPORT 29 MILES | TUNBRIDGE WELLS STATION 7 MILES

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A well-presented three-bedroom semi-detached home arranged over three floors, conveniently located in the popular Sparrows Green area of Wadhurst.

ASKING PRICE £300,000 FREEHOLD





DESCRIPTION

Lambert & Foster are delighted to bring to market this attractive family home which offers well-proportioned accommodation extending to approximately 799 sq. ft together with a useful, detached utility/store and an enclosed, low-maintenance courtyard garden. Ideally positioned within walking distance of local amenities, schools and recreational facilities, the property is equally suited to first-time buyers, families and investors.

The accommodation comprises a welcoming sitting room with a large front-facing window providing an abundance of natural light. To the rear, the modern kitchen/dining room is fitted with a range of wall and base units, integrated oven and hob, ample work surfaces and space for a dining table. French doors open directly onto the enclosed courtyard garden, creating an ideal space for both everyday living and entertaining.

The first floor provides a generous principal bedroom together with a contemporary family bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

The second floor offers two further bedrooms, both with useful eaves storage, making them ideal as children's bedrooms, guest accommodation or a home office.



Outside, the enclosed courtyard garden has been designed for ease of maintenance and provides an attractive seating area. A detached utility/store offers valuable additional storage, workshop space or potential for a variety of uses.

Wadhurst Mainline Station is approximately 1.3 miles away, providing regular services to London Charing Cross, Cannon Street and London Bridge. Tunbridge Wells Station is approximately 7 miles distant, while London Gatwick Airport is approximately 29 miles by road.

The property is within walking distance of Wadhurst CofE Primary School & Nursery and Uplands Academy, with several highly regarded independent schools nearby including Sacred Heart School, Saint Ronans and Skippers Hill Manor Preparatory School. Wadhurst is also well placed for access to the highly regarded Kent grammar schools, subject to the usual admissions procedures.









FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

1 Highbury Place, Sparrows Green, Wadhurst, TN5 6SN

Approximate Area = 799 sq ft / 74.2 sq m
Limited Use Area(s) = 52 sq ft / 4.8 sq m
Outbuilding = 63 sq ft / 5.8 sq m
Total = 914 sq ft / 84.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1498584





VIEWING: By appointment only. **Wadhurst Office:** 01435 873999.

WHAT3WORDS: ///auctioned.craft.camera

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

BROADBAND & MOBILE COVERAGE: Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band D **EPC:** C (80)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick and tiled elevations with slate tile roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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