

Balaclava Lane
Wadhurst, TN5 6EQ

Asking price £400,000 Freehold

Wyatt Hughes

BALACLAVA LANE, WADHURST, TN5 6EQ

ASKING PRICE £400,000 FREEHOLD

A three bedroom Victorian cottage for sale in Wadhurst, East Sussex, combining period character, countryside views and a thoughtfully updated interior. Set along a quiet country lane on the edge of the village, the property offers approximately 981 sq ft of accommodation and a south-facing rear garden.

The ground floor has a welcoming sitting room with a bay window, together with an open-plan kitchen/dining room providing space to cook, dine and spend time together. The layout works equally well for everyday living and having friends or family over.

On the first floor are two bedrooms and a recently renovated shower room. The top-floor bedroom is accessed via bedroom one and enjoys far-reaching rural views. There is restricted head height on this level.

Outside, the private rear garden is arranged over several levels, with landscaped courtyard areas, mature shrubs and hedging. Its southerly aspect makes it an appealing place to sit out and enjoy the surroundings.

Wadhurst village offers a range of independent shops, cafés, pubs and everyday amenities, with state and independent schooling in the surrounding area. Wadhurst mainline station provides rail connections to London, while nearby countryside footpaths, Bewl Water and Bedgebury offer plenty of opportunities to get outdoors. Royal Tunbridge Wells provides a wider choice of shopping and leisure facilities.

With three bedrooms and outdoor space, this character cottage will appeal to buyers seeking a village home with access to the countryside and commuter connections.

Please note: this is a corporate instruction. The property is marketed as seen and information about its history is limited.

• Three bedroom Victorian cottage in Wadhurst • Quiet country lane setting with countryside views • Sitting room with an attractive bay window • Open-plan kitchen/dining room • Recently renovated shower room • Top-floor bedroom accessed via bedroom one, with restricted head height • Private, south-facing landscaped garden arranged over several levels

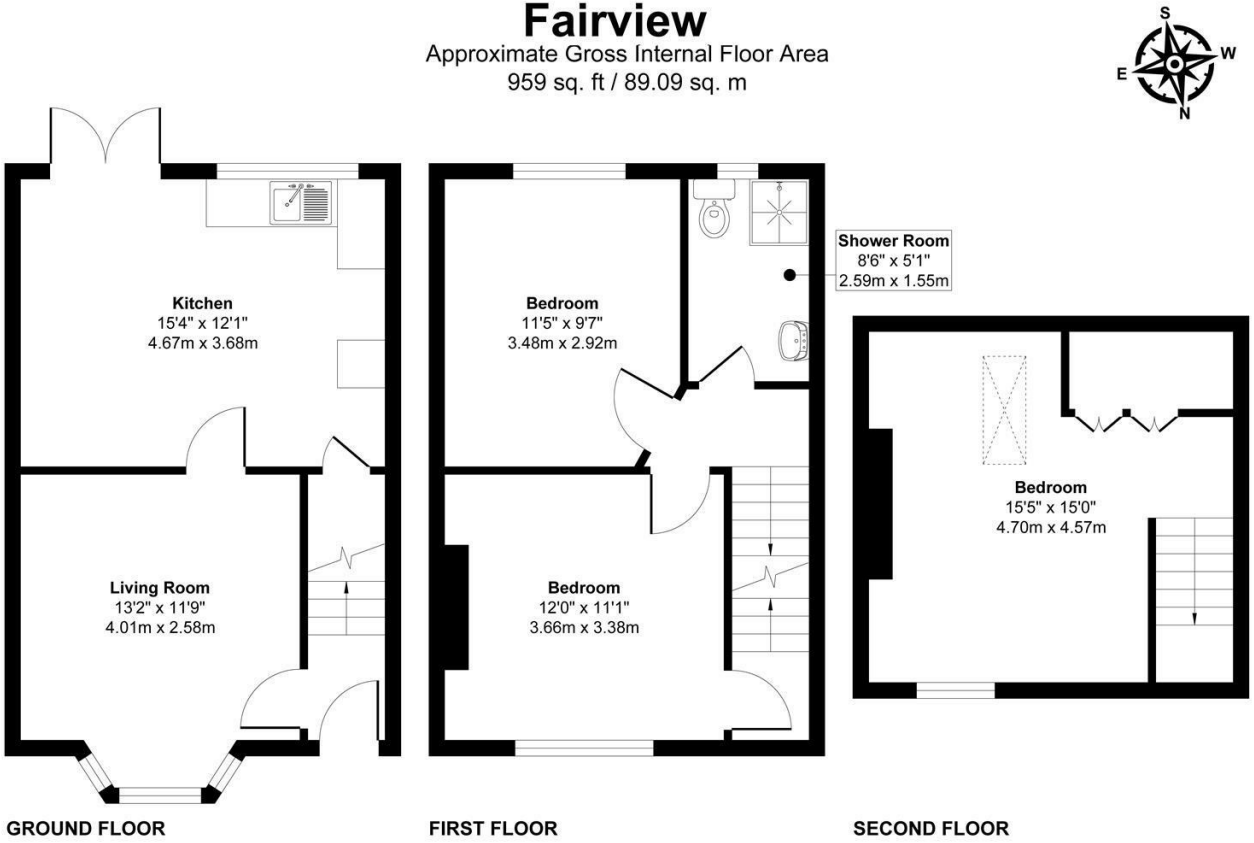




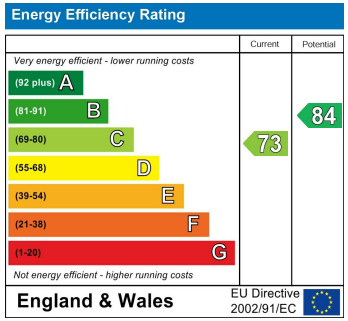


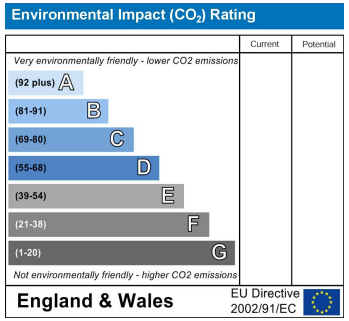
Fairview

Approximate Gross Internal Floor Area
959 sq. ft / 89.09 sq. m









We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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