



2 Home Court Farm
Frant, East Sussex



CHAIN FREE - An elegant and spacious 2 Double bedroom terraced home forming part of an impressive residential development for the over 55's in the desirable location of Frant. With the added benefit of a south facing secluded rear garden, garage en-bloc, and onsite resident manager.

Guide price £350,000 - £375,000 Leasehold

Situation:

The house forms part of an impressive residential development for the over 55's set in a sought after private park in Frant, a highly regarded village with a picturesque green, local post office, pubs, and an ancient Church. Tunbridge Wells is approximately 2.5 miles distant providing a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

Description:

This elegant, terraced home is exceptionally spacious, well presented and light and airy throughout. It may require and indeed benefit from a little modernisation which will allow the new owners to really make their stamp on this already beautiful home.

The property is accessed via the stone paved small front garden complete with mature shrubs and offers impressive versatile living space throughout. The accommodation includes a spacious entrance hall; a cloakroom and shower room; a light and airy living room with impressive coal effect fireplace and leads on to a beautiful south facing private garden to the rear of the property with stunning views across the communal grounds; a well proportioned dining room; a well-appointed large kitchen including a double oven, fridge and freezer, dishwasher, microwave, and washer/dryer. Upstairs there are two double bedrooms both with fitted wardrobes, in addition an attractive large shower room with storage units can also be found.

Outside of the property is a garage en-bloc with electric garage door. The property benefits from a beautiful south facing rear garden and allocated parking directly outside. There is also use of the attractive communal gardens and grounds extending to some 8 acres.

Services: Mains water and electricity

Local Authority: Wealden District council

Charges: Approx Ground rent £56 per annum and service charge £1200 per annum

Council tax band: E £2365

Current EPC Rating: D

Directions: The postcode of the property is TN3 9DQ

Viewing: Strictly by appointment through Green Lizard (01892 619888)

01892 619888 www.greenlizardhomes.co.uk

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



This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



Garage

Total approx floor area: 1200.0 ft² (111.5 m²)
 Ground Floor: 575.1 ft² (53.4 m²)
 First Floor: 467.4 ft² (43.4 m²)
 Garage: 157.5 ft² (14.6 m²)

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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