



WOOD & PILCHER



- 1 Bedroom Period Apartment
- Grade II Listed Building
- Offered as Top of Chain
- Recently Refurbished
- Allocated Parking
- Energy Efficiency Rating: F

School Hill, Lamberhurst

£175,000

woodandpilcher.co.uk

8 Stair House, School Hill, Lamberhurst, Tunbridge Wells, TN3 8HX

Offered as top of chain and the beneficiary of an impressive, recent refurbishment, a one bedroom first floor apartment in a Grade II listed period property in the centre of Lamberhurst village. As currently arranged, the property has a split level hallway and an especially impressive principal reception room with a boxed bay window and good ceiling heights. Leading from this is a contemporary kitchen. The apartment also enjoys a good sized principal bedroom and further, recently installed bathroom. The property has allocated parking to the rear and use of shared gardens.

Access is via a solid door leading to:

ENTRANCE HALLWAY:

Carpeted, wall mounted electric storage heater, wall mounted entry phone, cornicing. Door leading to:

BEDROOM:

Carpeted, wall mounted electric storage heater, leaded casement windows to the front with secondary glazing, good ceiling height, areas of sloping ceiling, cornicing. Door to airing cupboard with inset hot water cylinder and fitted shelving above. Good size for bed and associated bedroom furniture.

Stairs from entrance hallway down to:

LOWER LEVEL INNER LOBBY AREA:

Carpeted, loft access hatch, door to small cupboard with areas of fitted shelving, further door to another small cupboard again with areas of fitted shelving. Door to:

BATHROOM:

Fitted with a panelled bath with mixer tap over and further single head shower attachment, further wall mounted electric shower and fitted glass screen, pedestal wash hand basin with mixer tap over, low level wc. Wood effect vinyl floor, part tiled walls, extractor fan.



PRINCIPAL LOUNGE:

This is of a particularly good size and with excellent space for both lounge and dining furniture and entertaining. Fitted carpets, two wall mounted electric storage heaters, high ceilings and areas of cornicing. Feature boxed bay window to the front with sash windows and secondary glazing, various media points. Partially glazed door that leads to:

RECENTLY FITTED KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Inset single bowl stainless steel sink with mixer tap over. Integrated electric oven and inset electric hob with extractor fan over. Space for freestanding washing machine and space for other white goods. Wood effect vinyl flooring, areas of metro tiling, sash window to the side.

OUTSIDE:

The property has use of communal gardens and an allocated parking space.

SITUATION:

The Wealden village of Lamberhurst is a popular and pleasant location. The village itself has a host of attractive period properties, a local village school, a well regarding primary school and a good number of popular public houses and restaurants. The property sits close to the A21 trunk road as well as nearby Tunbridge Wells, some 7 miles distant. The village of Wadhurst is nearby with a wider range of social, retail and educational facilities including two well stocked metro style supermarkets and a number of shops for everyday needs, a further primary school and the highly regarded Uplands Community College.

TENURE:

Leasehold

Lease 125 Years from 1 April 1988

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

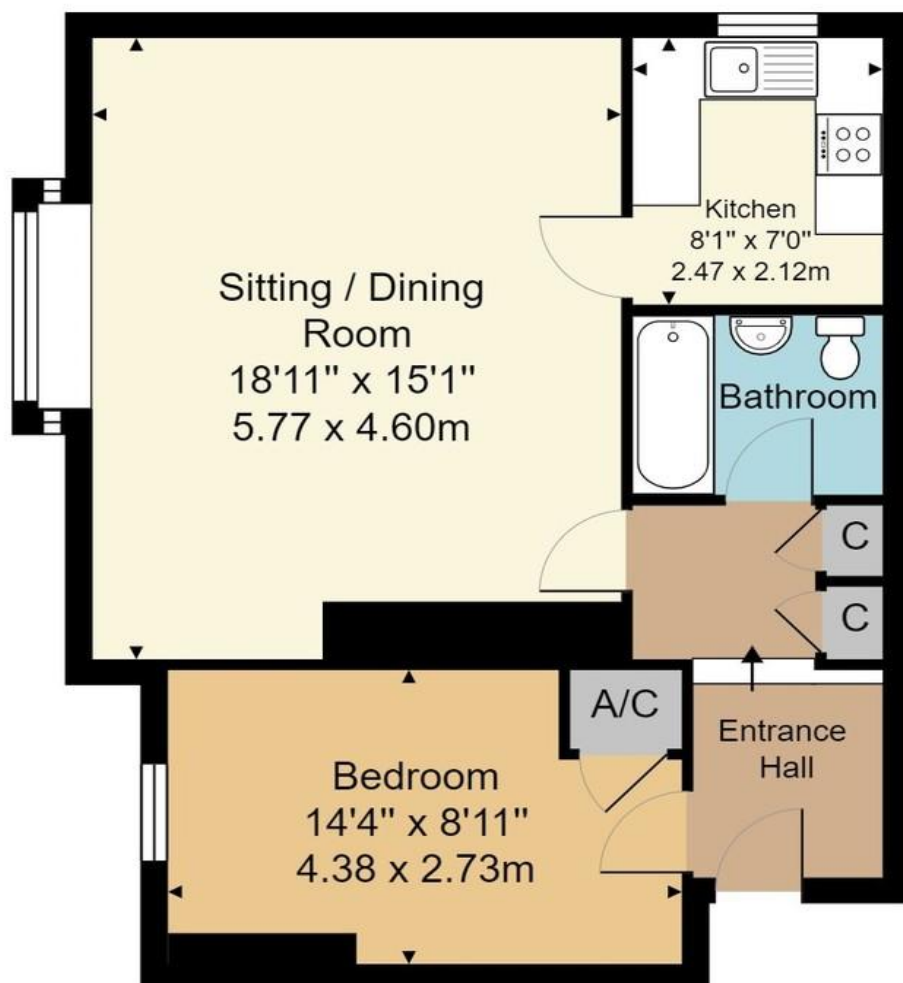
COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 610 ft² ... 56.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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