



WOOD & PILCHER



- 1 Bedroom Apartment
- No Onward Chain
- Purpose Built Development
- Long Lease
- Allocated Parking Space
- Energy Efficiency Rating: D

Durgates, Wadhurst

£200,000

woodandpilcher.co.uk

39 Little Park, Durgates, Wadhurst, East Sussex, TN5 6DL

Offered with no chain and located on the top floor of a contemporary apartment block on the edges of Wadhurst village, a modernised one bedroom purpose built apartment with a spacious lounge and bedroom, a modern fitted kitchen and a bathroom with a three piece, white bathroom suite. The Property enjoys good areas of internal storage, a private allocated parking space, a secure entry phone system, communal gardens, double glazed windows and a long lease.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, wall mounted entry phone, textured ceiling, cornicing. Door to an airing cupboard containing a, inset hot water heater and with areas of fitted shelving above. Doors leading to:

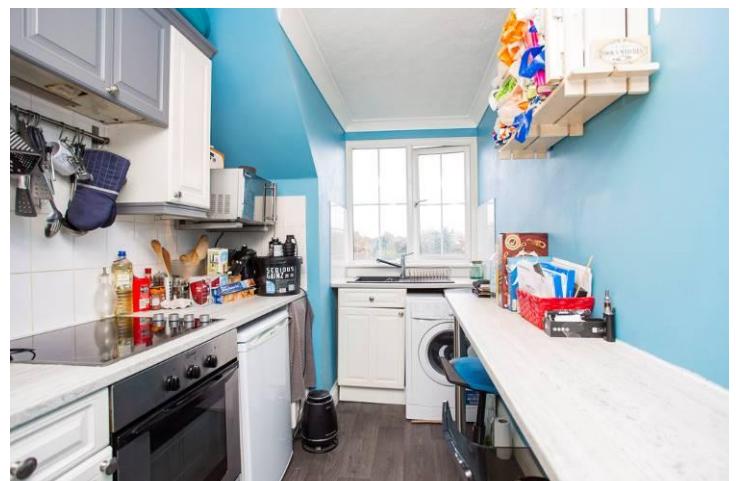
KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units and a complementary work surface. Integrated oven, inset four ring hob with tiled splashback and extractor hood over. Space for free standing fridge and washing machine. Inset single bowl sink with mixer tap over. Georgian style double glazed windows to the rear. Wood effect flooring, textured ceiling and cornicing. Fitted breakfast bar area for 2/3 people.



LOUNGE:

Carpeted, wall mounted electric radiator. Good space for lounge furniture and for entertaining. Georgian style double glazed windows to rear. Eaves storage area and access to loft. Textured ceiling and cornicing. Space for small table and chairs, various media points.



BEDROOM:

Of a good size with generous space for large bed and bedroom furniture, textured ceiling and cornicing. Fitted wardrobe with areas of fitted coat rails and shelving over. Double glazed window to the front.



BATHROOM:

Fitted with a low level wc, wash hand basin with mixer tap over, panelled bath with fitted glass shower screen, mixer tap and further single shower head over. Vinyl floor, areas of fitted shelving, wall mounted mirror with a fitted desk area suitable as a vanity space. Textured ceiling and cornicing. Wall mounted electric heater. Georgian style opaque double glazed windows to the front.

OUTSIDE:

The property benefits from the use of communal gardens and has a private allocated parking space.

SITUATION:

The property is well located on the edges of Wadhurst village, allowing good access to the nearby main line railway station as well as a small number of every day shops, with the main High Street of Wadhurst being a short distance away. The village itself offers a number of well regarded public houses, cafes, clubs and societies alongside a number of shops for every day needs as well as two 'metro style' supermarkets. The village also has a doctors surgery and dentist, nurseries, primary and secondary schools. Wadhurst village itself is surrounded by beautiful areas of open Wealden countryside which are designated as 'Areas of Outstanding Natural Beauty' and enjoys further pedestrian access to nearby Bewl Water. The larger town of Tunbridge Wells is some 6 miles distant with a far wider range of social, retail and educational facilities.

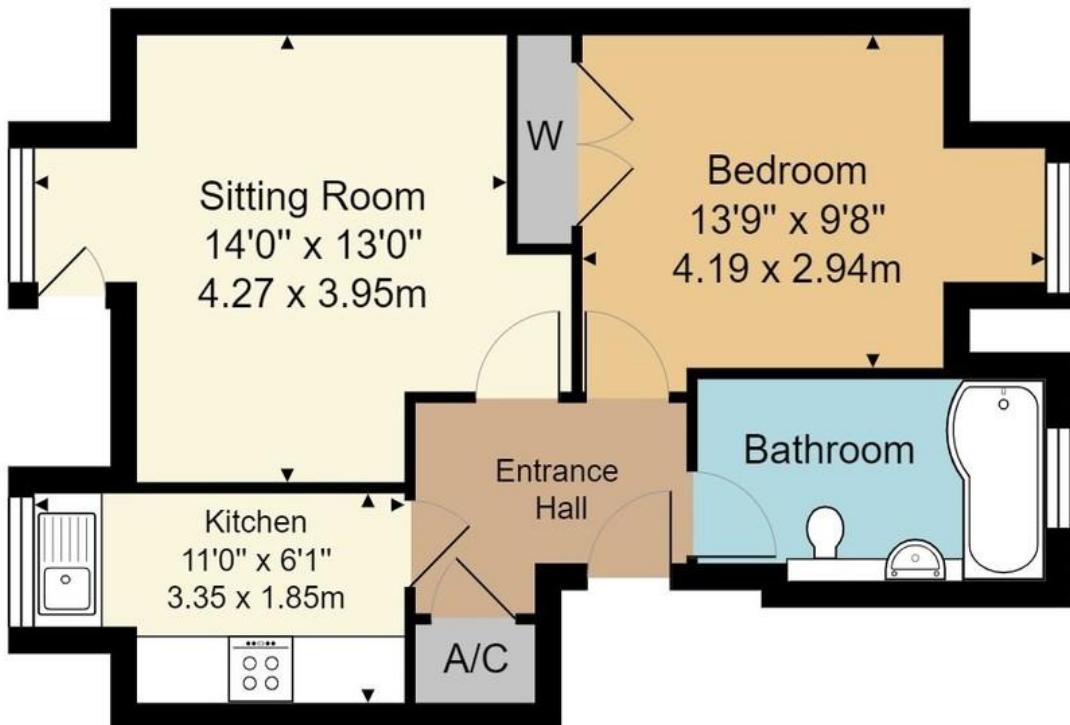
TENURE:

Leasehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 469 ft² ... 43.6 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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