



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bedroom House
- Electric Heating, Double Glazing
- Re-Fitted Kitchen & Bathroom
- Exclusive Over 55's Development
- En Bloc Garage
- Energy Efficiency Rating: D

Home Farm Court, Frant

£395,000

woodandpilcher.co.uk

25 Home Farm Court, Frant, Tunbridge Wells, TN3 9DQ

We feel sure you will not fail to be impressed by the spacious interior of this 2 double bedded home forming part of a small popular residential development for the over 55's within the attractive East Sussex village of Frant. The property enjoys its own private terrace with access to surrounding well maintained communal gardens. Internally the property has been fitted with emergency pull cords linking to an on-site resident manager and call centre. Heating is via a combination of electric radiators and storage heaters with double glazing helping to keep maintenance and fuel bills to a minimum. The kitchen and first floor bathroom have been recently re-fitted. There is a useful downstairs shower room/cloakroom and the generous sitting room and connecting dining room having pleasant views of the terrace and garden. Homes within this particular development are always in considerable demand and in view of this particular property having its own garage and freehold we can only re-emphasise the need for an early appointment to view.

The accommodation comprises. Double glazed entrance door to:

ENTRANCE HALL:

Coved ceiling, storage radiator, emergency pull cord. Built-in cupboard with fuse box.

SITTING ROOM:

Two electric radiators, coved ceiling, power points. Focal point fire surround. Window to rear and double glazed French door opening to the garden. Open aspect to:

DINING ROOM:

Storage radiator, coved ceiling, power points. Window to rear. Door connecting to inner hallway with further door to:

CLOAKROOM/SHOWER ROOM:

Low level WC, pedestal wash hand basin, shower cubicle with plumbed in shower. Tiled surrounds, vinyl flooring, electric towel radiator, emergency pull cord, extractor fan.

KITCHEN:

This has been re-fitted with attractive wall and base panelled units with worksurfaces over. Stainless steel single drainer sink unit with mixer tap. Appliances include a 'Bosh' washing machine and dishwasher, 'Neff' electric eye level double oven and electric hob with filter hood above and fridge/freezer. Tiling adjacent to worktops, vinyl flooring, storage radiator, understairs storage cupboard, coved ceiling. Window to front with views towards walled communal gardens.

Stairs from entrance hall to **FIRST FLOOR LANDING:**

Window to front, built-in cupboard, built-in airing cupboard containing the pre-lagged hot water tank with dual immersion heater for hot water, shelving above.



BEDROOM 1:

Window to rear, electric panelled radiator, coved ceiling, power points, emergency pull cord. Built-in double wardrobe.

BEDROOM 2:

Window to rear, electric panelled radiator, coved ceiling, power points. Built-in double wardrobe.

SHOWER ROOM:

Pedestal wash hand basin with mixer tap, low level WC, glazed shower cubicle with electric shower. Two fully tiled walls, vinyl flooring, electric towel rail, wall light. Window to front.

OUTSIDE:

To the rear of the property is a private paved patio with surrounding well stocked borders, numerous shrubs, plants and hedging provide low level privacy. Trellis fencing to boundary with small gate to communal gardens.

GARAGE:

Located in block close by internal power and light and electric up and over door.

SITUATION:

The property is located in a peaceful spot on the edge of Frant village. It forms part of a larger impressive residential community development for the over 55's and affords a good feeling of calm and security. Frant village itself has a village post office and general store, a couple of highly regarded public houses and church. The larger town of Royal Tunbridge Wells is approximately 2.5 miles distance with a far wider range of social and retail facilities. There are main line railway stations at nearby Wadhurst and Bells Yew Green, both of which offer fast and frequent train services to London.

TENURE:

Freehold with a 99 year lease granted from the 1 April 1985.

Service Charge - currently £2663.76 per year

No Ground Rent

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:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

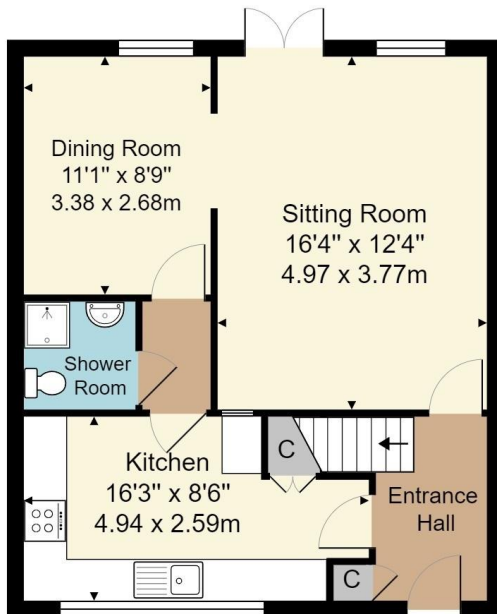
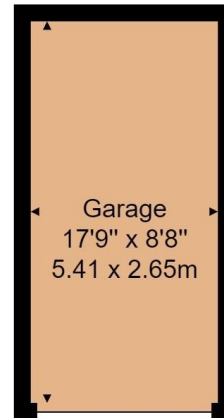
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

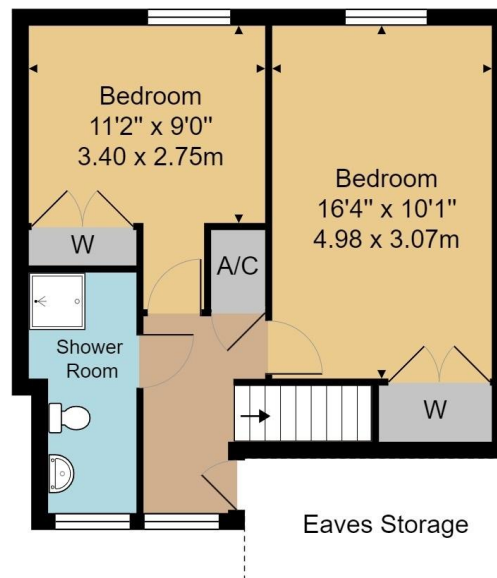
Heating - Electric



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		75
(55-68)	56	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Ground Floor



First Floor

House Approx. Gross Internal Area 987 sq. ft / 91.7 sq. m
Garage Approx. Internal Area 154 sq. ft / 14.3 sq. m

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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Letting & Management 01892 528888
Associate London Office 02070 791568

