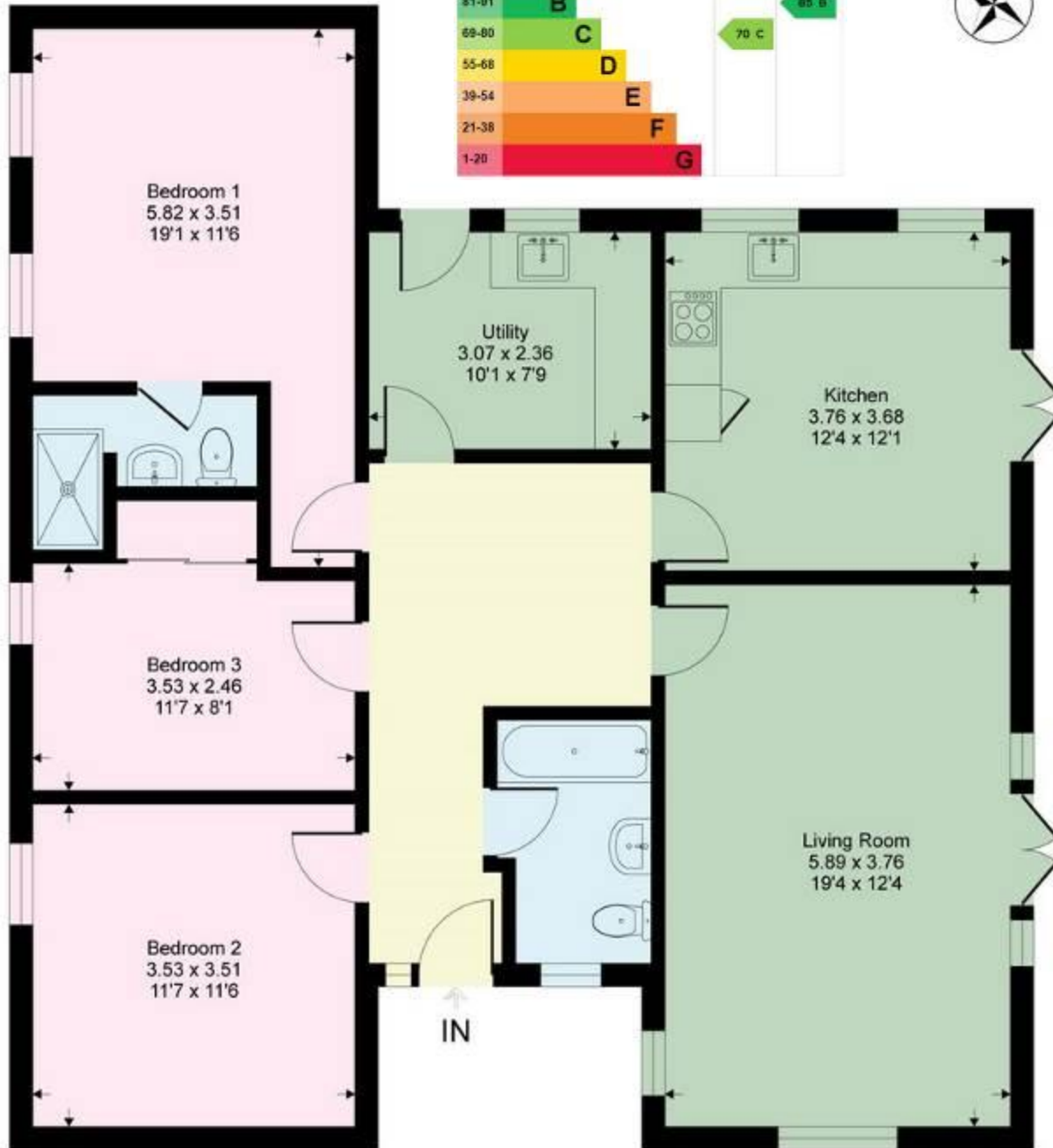


Deerview, TN5

Approximate Gross Internal Area = 105 sq m / 1133 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Deerview

Station Road, Wadhurst, East Sussex, TN5 6LE

SUMNER PRIDHAM

A beautifully presented 3 bedroom detached character property with spectacular views over Sussex countryside, conveniently located between Frant and Wadhurst and within 0.7 miles of a mainline station.

Spacious Hall, Living Room, Kitchen/Breakfast Room, Utility Room, 3 Bedrooms, ensuite Shower Room, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Landscaped Gardens including Off Road Parking.

Offers in Excess of £595,000 Freehold *No Forward Chain*



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Property Description

- ◆ 'Deerview' has been the subject of a significant remodelling and now benefits from brand new kitchen, bathrooms, and rewired throughout.
- ◆ The property is presented in excellent decorative order with new carpets and is being sold with the benefit of no forward chain.
- ◆ There are spectacular countryside views from the property and its landscaped gardens.
- ◆ The elevated location is approached up a private drive shared with Watermans Cottages.
- ◆ Ideal for those seeking a rural property yet require the convenience of a mainline station and easy access to the award winning Wadhurst town.
- ◆ Front door leads into a spacious hall which has potential as a dining hall and gives access to all the rooms in the property.
- ◆ Well-proportioned triple aspect living room includes French doors out to a good sized paved patio.
- ◆ Recently installed kitchen breakfast room also with French doors out to the large patio, fitted with a good range of composite worksurfaces over 2 walls, stainless steel sink and gas hob.
- ◆ Appliances include an eye level fan oven and dishwasher.
- ◆ Comprehensive range of cupboards which include wall mounted cabinets, LED recessed lighting.
- ◆ Good sized utility room with door to outside with matching composite worksurfaces and fitted cupboards, one housing a gas fired Worcester Bosch boiler, space and plumbing for washing machine and tumble dryer.



- ◆ Well-proportioned main bedroom features attractive arched topped double glazed sash windows, and a newly installed ensuite shower room with tiled floor, low level WC, chrome towel rail, washbasin with cupboard beneath and large shower cubicle.
- ◆ Bedroom 2 with arched double glazed sash window to front with countryside views and bedroom 3 has fitted wardrobe cupboards.
- ◆ Bathroom with newly installed panelled bath with shower attachment, low level WC, washbasin with drawers beneath, LED recessed lighting and window to the side.

Outside

- ◆ One of the features of this property are its outstanding location with spectacular countryside views.
- ◆ The gardens have been landscaped, with level lawns with brick retaining wall leading down to large, paved patio areas on 3 sides of the property, these are accessed via French doors from both the kitchen and living room, plus a door from the utility room.
- ◆ There is ample off road parking in 2 separate gravelled designated area.

Practicalities

- ◆ 'Deerview' has been the subject of recent refurbishment and benefits from being completely rewired, decorated and new carpets throughout, new kitchen, ensuite shower room and bathroom.
- ◆ Deerview has attractive brick elevations under a slate roof and access to the attic is in the main bedroom.
- ◆ All mains services are connected, gas fired central heating via Worcester Bosch boiler.

Location

- ◆ Wadhurst mainline station is approximately 0.7 miles distant with Wadhurst town centre which has been named the best place to live in the UK in 2023 by The Sunday Times being 2 miles distant. In the article published in March 2023 it states *'offering pretty much everything needed for modern life - in miniature. There are good schools, convenient transport links, an amazingly well-appointed high street and, of course, stunning scenery.'*
- ◆ Features include a wide range of shops, plus primary and secondary schools.

Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk.

