



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bed Ground Floor Apartment
- Offered as Top of Chain
- Excellent Room Sizes
- En-Suite to Main Bedroom
- Allocated Parking Space
- Energy Efficiency Rating: E

**School Hill, Lamberhurst**

**£239,995**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

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

Enjoying a pleasingly central location within Lamberhurst village and occupying part of the ground floor of this Grade II listed building, a spacious two bedroom apartment with an en-suite facility to the main bedroom, a further family bathroom, a large principal reception and further equally good sized kitchen/dining room. What may be unclear from the photos is not only the space available but the ceiling heights within the property. The property also enjoys use of an allocated parking space and communal gardens to the rear. The property is offered as top of chain.

Access is via a solid door to:

#### ENTRANCE HALLWAY:

Areas of wood effect flooring, wall mounted telephone entry system, wall mounted 'Roointe' electric radiator, dado rail. Areas of good ceiling heights with mezzanine storage areas, door to a deep cupboard with good storage space, areas of fitted shelving, coat rails and a wall mounted electrical consumer unit. Further cupboard housing the floor mounted hot water cylinder and fitted shelving above. Doors leading to:

#### KITCHEN/DINER:

Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink and tiled splashbacks. Space for a washing machine, tumble drier and fridge/freezer. Integrated 'Cata' electric oven with inset four ring hob over and extractor hood. Good areas of general storage space. Vinyl flooring, wall mounted 'Roointe' electric radiator, good ceiling heights. Space for a table and chairs. Two sets of sash windows to the rear. Door leading to:

#### LOUNGE:

Of a good size and with ample space for lounge furniture and for entertaining. Carpeted, two 'Roointe' electric radiators, picture rails, decorative arch. Feature 'fireplace' with wooden mantle and inset electric fire. Good size cupboard with areas of fitted shelving and further cupboard with areas of fitted shelving. Three sets of windows with with secondary glazing, one with views across communal gardens.

#### BEDROOM:

Carpeted, wall mounted electric radiator, cornicing. Door to cupboard. Space for bed and associated bedroom furniture. Sash window towards communal gardens.

#### SHOWER ROOM:

Corner shower cubicle with sliding glass screens and a single head 'Triton' electric shower, pedestal wash hand basin with mixer tap over, wall mounted mirror, low level WC. Tiled floor, part tiled wall, wall mounted 'WinterWarm' electric heater, extractor fan.



**BEDROOM:**

Of an excellent size with ample room for a double bed and associated bedroom furniture. Carpeted, wall mounted electric radiator. A bank of mirror fronted wardrobes. Two sets of windows each with secondary glazing. Door leading to:

**EN-SUITE SHOWER ROOM:**

Low level WC, pedestal wash hand basin with mixer tap over, fitted mirror, walk-in shower cubicle with sliding glass doors and a single head 'Iflo' electric shower. Tiled floor, part tiled wall, wall mounted 'WinterWarm electric heater, wall mounted towel radiator, extractor fan. Sash window to the side.

**OUTSIDE:**

Externally the property has a single allocated parking space and use of attractive communal gardens.

**SITUATION:**

The property is centrally located within Lamberhurst village to the south of Tunbridge Wells. The property enjoys ready access to the A21 trunk road which leads to both the M25 and the South Coast as well as Tunbridge Wells itself. Lamberhurst is surrounded by beautiful areas of Kent/Sussex countryside with a further wider range of services at nearby Wadhurst and Bells Yew Green which, like Tunbridge Wells has fast and frequent railway services to both London termini and again the South Coast. The village itself enjoys a number of highly regarded public houses and restaurants, a pleasant café, a well stocked convenience shop for everyday use, excellent proximity to both country walks and Bewl Water and also a well regarded Primary School. Nearby Wadhurst has two metro style supermarkets and a far fuller range of facilities for everyday living.

**TENURE:**

Leasehold

Lease - 125 years from 1 April 1988

Service Charge - currently £1800.00 per year

Ground Rent - currently £200.00 per year

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:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

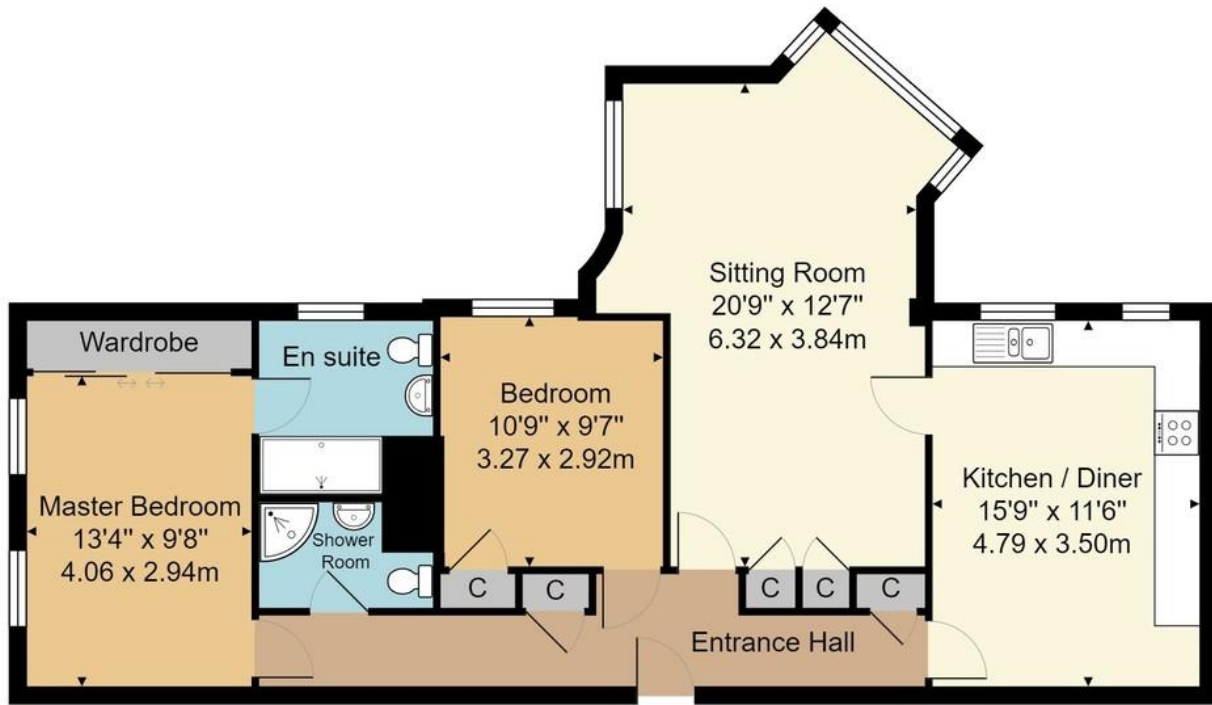
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Electric



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 933 ft<sup>2</sup> ... 86.6 m<sup>2</sup>

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

