



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed First Floor Flat
- Popular Village Location
- Requiring Some Updating
- No Forward Chain
- Allocated Parking Space
- Energy Efficiency Rating: C

Durgates, Wadhurst

£197,950

woodandpilcher.co.uk

20 Little Park, Durgates, Wadhurst, TN5 6DL

Set within a small well maintained development of flats and houses in the Durgates area of Wadhurst with amenities and schools close by and being just over 0.5 mile distance from the centre of Wadhurst and under a mile from the main line station, this first floor two bedroom flat offers a secure telephone entry system, well proportioned living accommodation with two bedroom, sitting room, kitchen complete with oven and hob, bathroom with white suite and a designated parking space for one vehicle. The property's other features include double glazing, electric radiator heating and no forward chain. The property will require some updating but represents an excellent opportunity for a first time buyer or investor purchaser to acquire a two bedroom flat in this popular village setting.

The accommodation comprises. Communal entrance with entry phone leading to communal hall with stairs to first floor. Private entrance door to:

ENTRANCE HALL:

Coved ceiling, built-in storage cupboard, built-in airing cupboard containing a pre-lagged tank with dual immersion heater for hot water, shelving above.

LIVING ROOM:

Window to front, coved ceiling, wall lighting, power points, room thermostat, telephone point, radiator.

KITCHEN:

Fitted with a range of wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Washing machine, tumble drier and fridge/freezer. Fitted electric oven and hob. Vinyl flooring, tiling adjacent to worktops. Window to front.

BEDROOM 1:

Window to front, radiator, coved ceiling, power points. Built-in double wardrobe with mirrored sliding doors.

BEDROOM 2:

Window to front, single radiator, coved ceiling, room thermostat, power points.

BATHROOM:

White suite comprising of a panelled bath with mixer tap and wall shower fitment, counter sunk wash hand basin, low level WC. Part tiling to walls, electric towel rail, shaver point, extractor fan.



OUTSIDE:

There is one allocated parking space for a single vehicle with additional visitor parking, communal garden and bin store area.

SITUATION:

The property is located close to nearby local shops and is within walking distance of the main high street in Wadhurst which is a very pretty and characterful village with a predominantly period high street in an area of outstanding natural beauty which has much to offer. There is a selection of churches of various denominations within a good and strong community. From a social point of view there are many choices to be made from period inns, gastro pubs, restaurants, cafes and many other societies and clubs. From a shopping perspective there is a good local supermarket and post office, a family run butchers shop, greengrocer, florist, chemist, hairdressers and an excellent library and book shop. There is an excellent choice of education and care from nursery and primary schools through to secondary schools for both boys and girls in the private and state sector. Nearby leisure facilities include tennis and excellent children's playground and community sports centre, as well access to an abundance of footpaths to fields, woods and Bewl Reservoir. Approximately 6 miles north of Wadhurst is the lovely spa town of Royal Tunbridge Wells with its shopping and beautiful Regency styled paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving Grammar schools. Wadhurst main line railway station is within a mile and a regular bus service operates to Tunbridge Wells/Hawkhurst. Also within 45 minutes of Wadhurst is the coast with all that it has to offer.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 29 March 1991

Service Charge - currently £1740.00 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:

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

Services - Mains Water, Electricity & Drainage

Heating - Electric Radiator Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 523 ft² ... 48.6 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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