

31 Crittles Court
Townlands Road, Wadhurst
TN5 6BY

burnett's
Individual Property : Individual Service



A recently refurbished, spacious, ground floor, two bedroom apartment in this popular over 55s development, right in the heart of Wadhurst. Comprising: generous sitting/dining room, kitchen, two double bedrooms, bathroom and en suite shower room, private South/East facing terrace and garage en bloc. Also benefitting from an outlook over and access to beautiful communal gardens. NO CHAIN. EPC: D

Guide Price £437,500 Leasehold

Mayfield Office

3 Church View House, High Street,
Mayfield, TN20 6AB
01435 874450
mayfield@burnetts-ea.com

Wadhurst Office

Clock House, High Street,
Wadhurst, TN5 6AA
01892 782287
wadhurst@burnetts-ea.com



31 Crittles Court

Townlands Road, Wadhurst, TN5 6BY

Guide Price £437,500 Leasehold

Crittles Court is a popular development for the over 55s, located just behind the High Street, within easy reach of the town's many amenities. The attractive half tile hung houses and flats are arranged in a square around beautifully maintained, peaceful gardens with areas to sit and relax or meet with neighbours/ friends.

This ground floor garden flat comes with a private South/East facing paved terrace to the rear and enjoys an outlook over the communal gardens to the front.

The flat comes with a single garage en bloc with power and lighting laid on. There is also visitor parking in the complex.

Internally, the property was recently refurbished and presents extremely well to include:

- Entrance hall with deep storage cupboard that can accommodate laundry appliances if desired.
- Generous sitting/dining room with a wide window overlooking the communal gardens to the front and double glass pane doors leading through to the kitchen.
- Kitchen fitted with grey gloss wall and base units with Corian worktops, undermount sink with drainer grooves, induction hob with extractor over, oven and an integrated fridge freezer. French doors leads out to the rear terrace.
- Well-appointed bathroom fitted with a panelled bath and separate shower cubicle, WC and washbasin set in fitted base units, heated towel rail and shaver socket. Both the bathroom and en suite shower room have electric underfloor heating.
- Spacious double bedroom with French doors leading out to the rear terrace and en suite shower room. Second double bedroom with a view over the terrace and dressing area with built-in wardrobe.

The private rear terrace is a real selling feature of the property. Facing East, but also exposed to the South, it is a good sun trap and has been landscaped to provide flower beds around the perimeter. There is an outside tap, timer operated watering system and space for table and chairs. A gated path leads along the back of the terrace and up to the upper walkway that leads to the High Street.

There is a communal laundry facility on site and a guest suite providing comfortable accommodation for family and friends.

Wadhurst High Street is easily accessible and offers an abundance of facilities including a local Jempton's supermarket with post office facilities, cafes, butcher, pharmacy, doctors' surgery, dentist, opticians, hairdressers, library, book shop and more.

The town has a very caring community and there are several clubs and social activities to attend/get involved with including a community cinema, bingo, pilates, a monthly farmers market and annual events like fireworks and Christmas fayres.

There is a good local bus service linking Wadhurst to Tunbridge Wells and Hawkhurst and also to the rail station where you can catch a train to London from (London Bridge in around 55 minutes).

The area is designated as one of outstanding natural beauty and the surrounding countryside offers miles of walking opportunities, including around nearby Bewl Water Reservoir.

Lease Information:

There is the remainder of a 150 year lease from 3 November 1982 (108 years) with a peppercorn ground rent and quarterly service charge of £1402.

Material Information:

Wealden District Council. Tax Band E (rates may rise upon completion).

Economy 7, night storage and thermostatic convection heaters. Mains electricity, water and sewerage.

The property forms a ground floor flat with brick elevations. There are three floors above with brick and tile-hung elevations and a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB. The title has easements. We suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

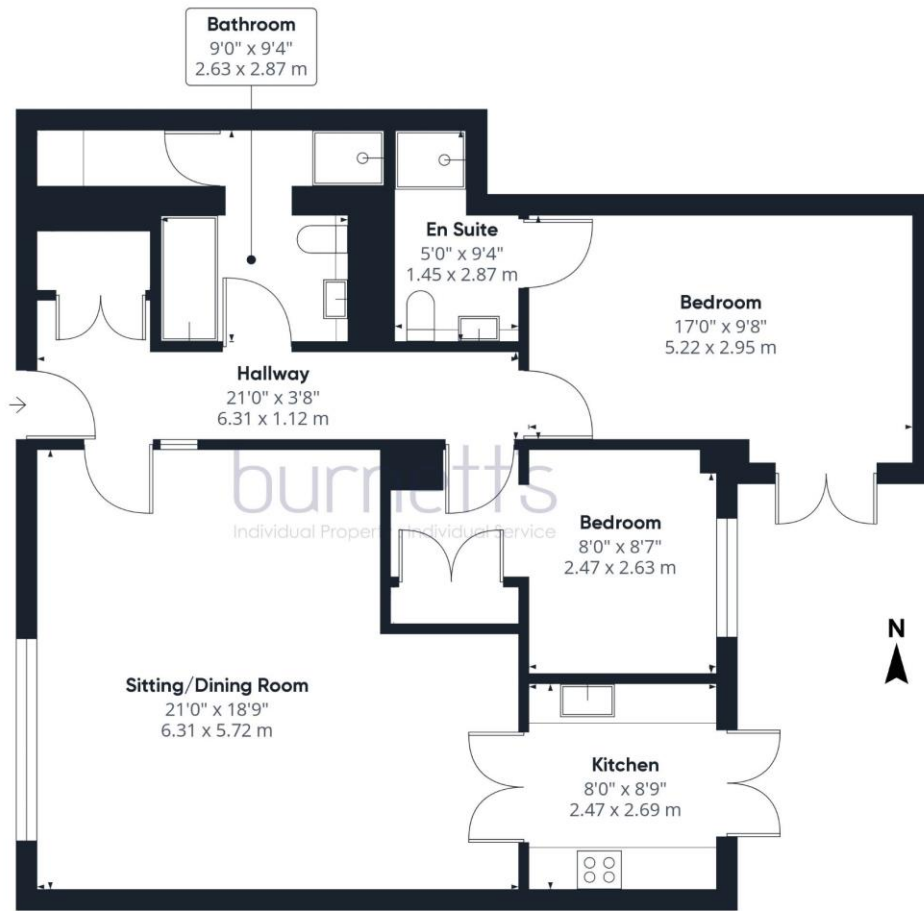
Broadband coverage: Ofcom suggests that Superfast broadband is available to the property.

According to Ofcom, O2 has the best mobile coverage for this property.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property has step free access other than door thresholds.



Approximate total area⁽¹⁾
971.44 ft²
90.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

