



4 Lorenden Park, Hawkhurst, Kent TN18 4LF

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Guide Price : £310,000 No chain

This attractive, immaculately presented 2 double bedroom attached purpose-built retirement bungalow with pretty enclosed South facing garden and allocated parking space is situated in a quiet, tucked away cul-de-sac location just a short walk from the centre of Hawkhurst and all its many amenities.

Forming part of an exclusive and very sought after retirement development of flats and bungalows, this well presented, light, bright, single storey FREEHOLD home consists of an entrance hall with useful built-in storage, spacious sitting / dining room, fitted kitchen, two double bedrooms and a generous modern shower room.

Outside, there is a well maintained, enclosed, South facing garden to the rear; and to the front, a communal lawned garden area which forms the centre of the development. The allocated parking space is handily positioned to the side of the property.

This development also benefits from part time management staff on site and a 24 hour call system in case of emergency. In addition, there are regular social events and activities organised for the residents. Please note that there is a minimum requirement of 60 years for occupancy.

SITUATION: Hawkhurst's picturesque shopping centre, which is just a short walk from the property, offers many day to day amenities including 2 supermarkets (Waitrose and Tesco), a variety of local shops, post office, chemist, Doctor's surgery and Kino digital cinema. More comprehensive shopping and leisure facilities can be found in the nearby towns of Cranbrook (4 miles) and Tunbridge Wells (15 miles). The area is well served for transport links with the nearest mainline stations to London being at Etchingham and Robertsbridge.

- Purpose-built 2 bedroom attached retirement bungalow
- Well maintained and immaculately presented throughout
- Enclosed private South facing garden plus Communal garden
- Allocated parking space next to property / Visitor Parking
- Part time management staff / 24 Hour Careline alarm services
- Minimum age for occupancy 60 years / NO ONWARD CHAIN
- Tucked away cul-de-sac location on popular development
- Short walk to centre of Hawkhurst and all the local amenities
- Good bus routes close by / Mainline station at Etchingham



The accommodation comprise the following with approximate dimensions :

The front door opens into a **HALLWAY** where there are 2 useful built-in cupboards. Hatch to part boarded roof space. Doors to kitchen, sitting / dining room, shower room and bedroom 1.

KITCHEN 8'0 x 7'11. There are a range of painted units, both base and wall, with worktops. Space for freestanding upright fridge / freezer. Space and plumbing for washing machine. Four ring electric induction hob with extractor above. Built-in eye level Zanussi electric oven. One and a half bowl sink unit with drainer and mixer tap. Window to front overlooking communal gardens.

SITTING ROOM / DINING ROOM 15'11 x 12'1. A generous room with space for sitting and dining areas. Adam's style fireplace with remote controlled electric Tesy fire. Double doors lead to bedroom 2 and French doors with windows either side lead to the lovely garden at the back of the property.

BEDROOM / STUDY 10'3 x 8'0. This room makes a comfortable double bedroom, however, it could be used as a study, separate dining room, hobby or craft room. A large window to the rear gives views over the garden. Built-in cupboard.

BEDROOM 1 13'10 x 10'3. This spacious room, with its large bow window to the front, makes a lovely double bedroom. Built-in wardrobes with mirrored doors.

SHOWER ROOM A generous, modern shower room with large walk-in glass screened shower, wash basin, WC and heated towel rail. Room for free standing storage.

OUTSIDE The bungalow itself sits in a slightly elevated position. To the side is a very handy designated parking space, beside which a gate leads through to the pretty, enclosed, and very private South facing garden. To the front of the property are the landscaped communal gardens, laid mainly to lawn with mature shrubs and a seating area.

SERVICES Mains water, drainage and electricity. Electric storage heating. EPC Rating: tba. Local Authority: Tunbridge Wells Borough Council. Council Tax Band: E.

AGENTS NOTE The properties at Lorenden Park pay an annual maintenance charge of around £4,000 per annum which covers buildings insurance, communal grounds maintenance, external redecoration and repair, the emergency call system and visiting part time management staff. We also understand that maintenance and replacement of doors and windows is covered too (as is the roof).

NB: There is a minimum age requirement of 60 years for occupancy. **LOCATION FINDER** what3words: [///guests.frogs.compose](https://www.what3words.com)

**Viewing by appointment through
WarnerGray 01580 766044**



Floor Plan

Approx. 60.0 sq. metres (645.5 sq. feet)



Total area: approx. 60.0 sq. metres (645.5 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.

Plan produced using PlanUp.

