

21 Little Park
Durgates, Wadhurst
TN5 6DL



An immaculately presented ground floor apartment located in a small, well-maintained development of apartments and houses in the Durgates area of Wadhurst, just over half a mile from the centre of Wadhurst and under a mile from the mainline railway station. Comprising: kitchen, living room, two bedrooms and a bathroom. The property comes with a designated parking space, with the benefit of visitor parking and communal garden spaces. EPC: C

Guide Price £235,000 Share of Freehold



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21 Little Park

Durgates, Wadhurst, TN5 6DL

Guide Price £235,000 Share of Freehold

Little Park is a small development of apartments and houses, tucked away with a central residents' car park and communal garden areas. This flat comes with a dedicated parking space directly in front of the property, with the added benefit of several visitor parking bays.

Entry is via a communal lobby with telephone entry system. This flat is located on the ground floor, with a solid wooden door leading into the apartment itself.

Inside, the accommodation is arranged off a central hallway with useful built-in coat storage cupboard and airing cupboard.

The kitchen/breakfast room has a double glazed window looking out to the gardens to the rear and vinyl wood effect flooring. It is fitted with a range of wall and base units with work surfaces over, incorporating a 1¼ bowl sink and drainer, electric hob with concealed extractor above, integrated oven, plus space for a fridge freezer, washing machine and dishwasher.

The living room similarly has a double glazed window to the rear and has a coved ceiling, wall lights, fitted carpet, and a recently installed electric radiator.

The main bedroom has a double glazed window to the front, a generous built-in wardrobe with sliding mirror fronted doors, coved ceiling, fitted carpet, and a recently installed electric radiator.

Bedroom two (currently used as a study) also has a double glazed window to the front, coved ceiling, wood effect flooring and a recently installed electric heater.

The bathroom has been recently renovated to provide a panelled bath with shower over, WC, wash basin, wall mounted shaver point, fully tiled walls and flooring.

There are well tended communal grounds surrounding the apartment block. There are also bin stores and bike racks on site.

Wadhurst was voted the best place to live in the UK by the Sunday Times in 2023, for many reasons. The High Street offers an excellent range of shops and services including a Jemson's Local store and post office, cafés, delicatessen, butcher, pharmacy, bookshop, art gallery, florist, off-licence, public houses, as well as a doctor's surgery, dentist, primary school and Uplands Community College and Sports Centre. There is also a Morrisons Daily, a petrol

station and a Co-op store within 5 minutes walk from the apartment.

Wadhurst railway station provides a regular service to London Bridge/Charing Cross/Cannon Street in just over an hour. The train service also links to nearby Royal Tunbridge Wells with its great range of restaurants, bars, shops, theatres etc. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 and the coast. Gatwick Airport is about 29 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away.

The surrounding countryside is designated as an Area of Outstanding Natural Beauty and includes Bewl Water, the largest reservoir in the South East, which is set in 800 acres of parkland with miles of scenic pathways to walk, cycle, run or ride.

Material Information

Tenure: Leasehold with Share of the Freehold

Lease Term: 999 years from 29.3.91

Ground Rent: Nil

Service Charge (2024): £1,740 per annum Wealden District Council. Tax Band C (rates are not expected to rise upon completion).

Heating: Electric radiators and fan heaters.

Services: Mains electricity, water and sewerage.

The property forms a ground floor flat in a brick/block constructed building with part-rendered elevations under 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 refers to restrictions and easements. We suggest you seek legal advice on the title.

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

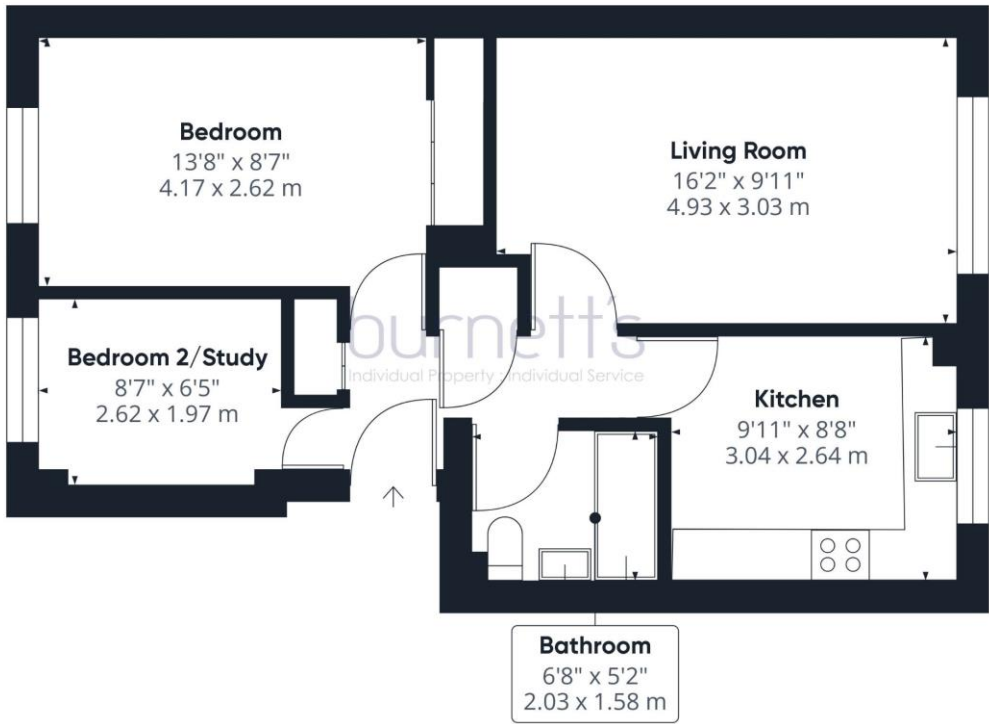
Broadband coverage: According to Ofcom, Superfast broadband is available to the property.

Mobile Coverage: There is mobile coverage from various networks, best from EE and O2.

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 does not have step free access.



Approximate total area^{sq}
519.68 ft²
48.28 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
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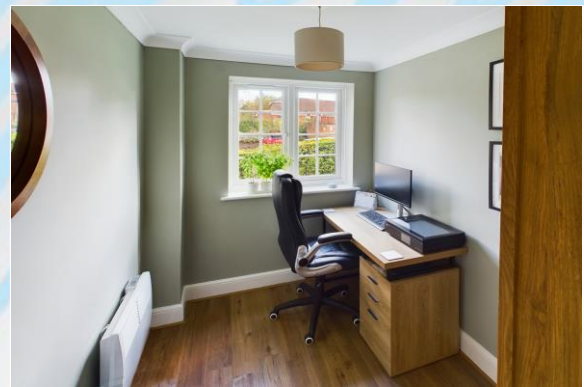
Individual Property : Individual Service

www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.