



## 4 Best Beech Mews

Best Beech Hill, Wadhurst, East Sussex

An exceptional development of 2 bedroom cottages



A beautifully appointed 2 bedroom cottage of approximately 893sq.ft, set within a superb development of just six properties, which benefits from a private garden and two allocated parking spaces, situated within easy reach of village amenities and the mainline station.

## £325,000 Freehold

### **Situation and transport links:**

4 Best Beech Mews is situated on the outskirts of the much sought after village of Wadhurst in a semi-rural location within 2 miles of Wadhurst High Street.

The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store, café, delicatessen, butcher, baker, pharmacy, post office, bookshop, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is about 1½ miles distant and provides a regular service to London Charing Cross/ Cannon Street in under an hour. There is also a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away.

The regional centre of Tunbridge Wells is about 7 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

### **Description:**

4 Best Beech Mews is set with a development of six properties and has attractive tile hung and rendered external elevations beneath a tiled roof and double glazed sash and casement windows.

The property has a 10-year new home warranty and benefits from having a private garden and two allocated parking spaces.

The cottage offers light, spacious and well appointed accommodation which has been well planned and finished to a high standard with an entrance hall with a large under stairs cupboard, a ground floor shower room, a semi open plan living space with a well appointed kitchen fitted with shaker style units and solid wood work surfaces and laminate flooring, a good sized sitting/dining room with bi-folding doors leading out to the garden, two double bedrooms and a family bathroom including a roll top bath.

This property is ready for immediate occupancy and is now available to view. Please call 01892 786720 to arrange a viewing.

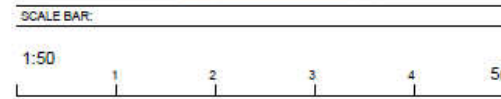
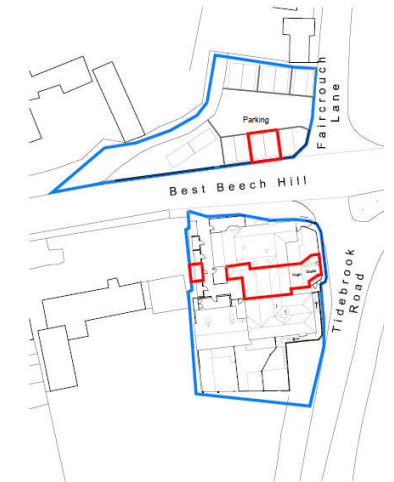
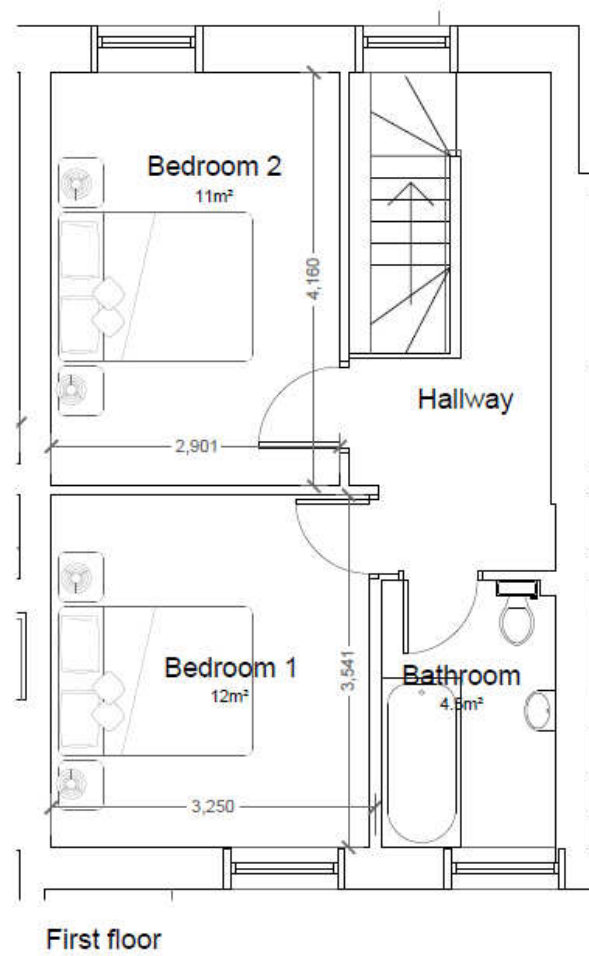
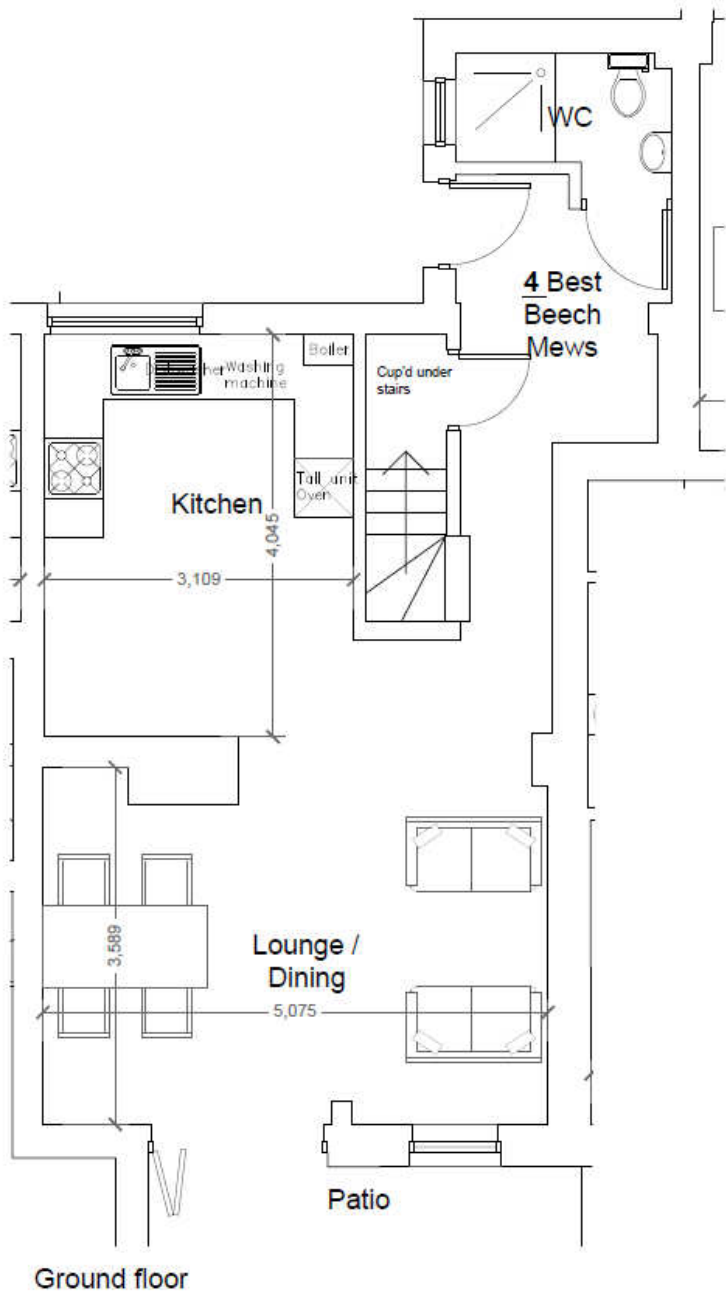
**Services:** Mains water and electricity. Gas-fired central heating

**Local Authority:** Wealden District Council (01892) 653311

**Property address:** Best Beech Mews, Best Beech Hill, Wadhurst, East Sussex TN5 6JH

01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



## No.4. Best Beech Mews - 83m<sup>2</sup>.

### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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