



5 Western Road
Wadhurst, East Sussex

An attractive and well presented 3 bedroom semi-detached period house, situated in a sought after location within easy reach of the village amenities and the station.

Guide price £395,000 Freehold

Situation: The property is situated in a convenient residential area in the much sought after village of Wadhurst and close to the recreation ground in Sparrows Green. The village High Street is just under a mile distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, café, butcher, baker, bookshop, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, and the well regarded Uplands Community College and Sports Centre. There is also a primary school and Co-op convenience store within easy reach at Sparrows Green.

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. The A21 is also within easy reach and links with the M25 and coastal routes and there are regular bus services to the regional centre of Tunbridge Wells, which is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, theatres, retail park and cinema complex.

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: 5 Western Road is a semi-detached Victorian house with attractive external elevations of brick and painted render beneath a slate tiled roof and double glazed windows and doors.

The property provides well presented accommodation that combines period features with modern day tastes and benefits from having a good-sized, south facing rear garden as well as offering excellent scope for enlargement and remodelling the living space, if required.

Arranged over two floors the accommodation includes on the ground floor: an entrance porch which leads to a sitting room with an attractive brick fireplace fitted with a wood burner, exposed floorboards, window overlooking the front garden and door leading to a dining room, which also has exposed floorboards, stairs to the first floor with storage under, window overlooking the rear garden, cupboard housing the boiler and an opening to the kitchen. The well appointed kitchen has an extensive range of contemporary gloss wall and base units, AEG gas hob and oven, space for appliances, door leading out to the garden and a door leading to a good-sized bathroom which has quarry tiled flooring and a panelled bath and separate shower cubicle. On the first floor there are three bedrooms (two doubles and single) – all with exposed floorboards and stripped pine doors.

Outside, to the front of the property there is a pretty area of garden that offers scope to create off road parking, if required, with a path leading to the front door and to a side gate, which gives access to the rear garden. The rear garden is south facing and mainly laid to lawn with a variety of mature shrubs and plants. There is a good-sized area of terrace, ideal for outdoor entertaining, and the garden is bordered with hedges and fencing.

Services: Mains water and electricity. Gas central heating

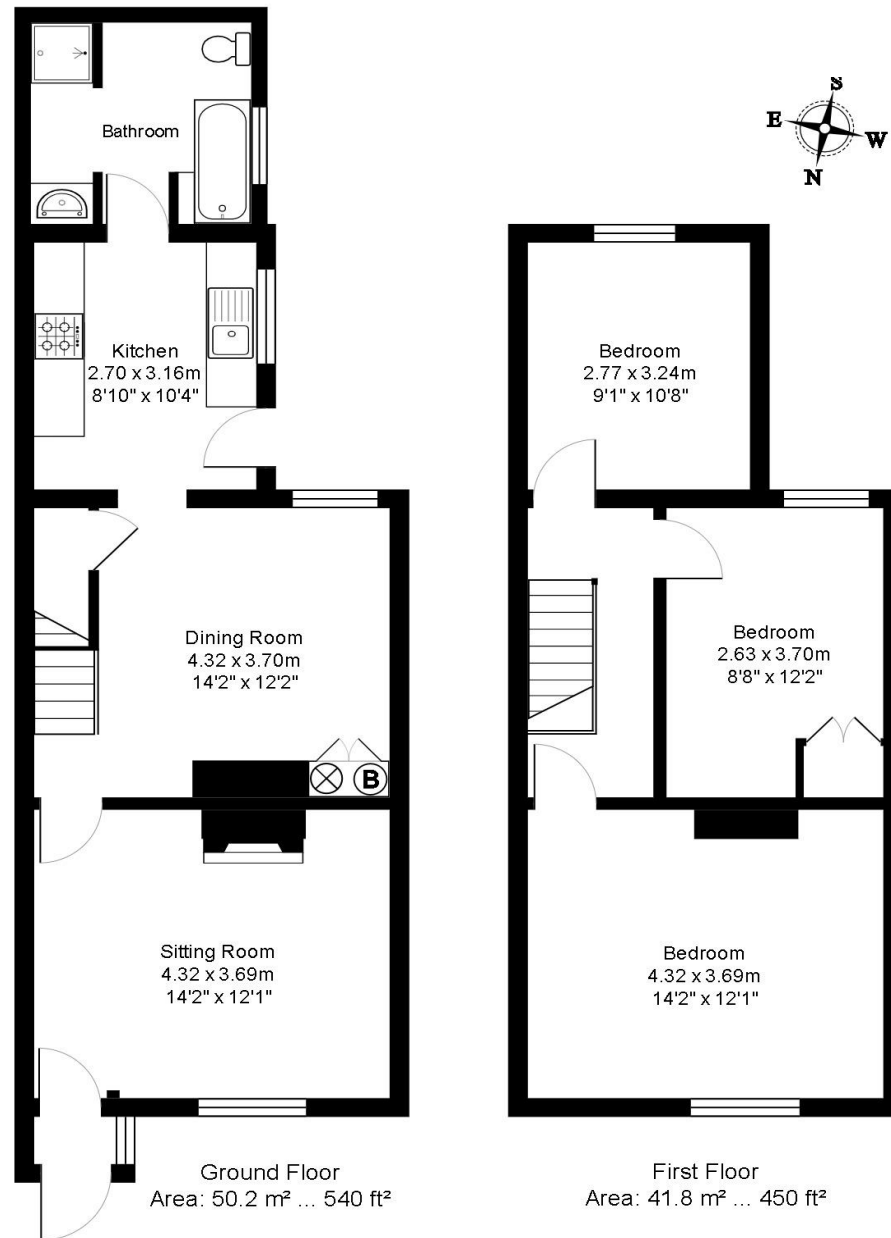
Local Authority: Wealden District Council (01892) 653311

Current council tax band: D (£2,047.03 per annum)

Current EPC Rating: D

Property address: 5 Western Road, Wadhurst, East Sussex TN5 6TX





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.



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