



FOUR OAKS
LONDON ROAD, FLIMWELL, EAST SUSSEX, TN5 7PL



**Lambert
& Foster**

TUNBRIDGE WELLS 10 MILES | GATWICK AIRPORT 45 MILES | WADHURST STATION 8 MILES

FOUR OAKS, LONODN ROAD, FLIMWELL, EAST SUSSEX, TN5 7PL

A two-bedroom bungalow on an exceptionally large plot with several outbuildings and excellent potential to develop (STPP) in a convenient location accessed via its own private drive with far reaching views to the rear.

ASKING PRICE £400,000 FREEHOLD



HEADING

Lambert & Foster are delighted to bring to market this potential development opportunity within easy access of the A21.

Four Oaks is a timber framed two-bedroom detached bungalow nestled to the rear of a large flat plot measuring 0.42 acres (TBV) and accessed via a long private drive. The property, which has 914 sq. ft. of internal living space, is comprised of a sitting room, conservatory, bathroom, study, kitchen and two bedrooms. The property benefits from mains water and electricity and solid fuel heating.

There are large front and rear gardens with the rear looking onto wonderful countryside views. There is ample parking at the property and several outbuildings.

The property is being offered to the market Chain Free.

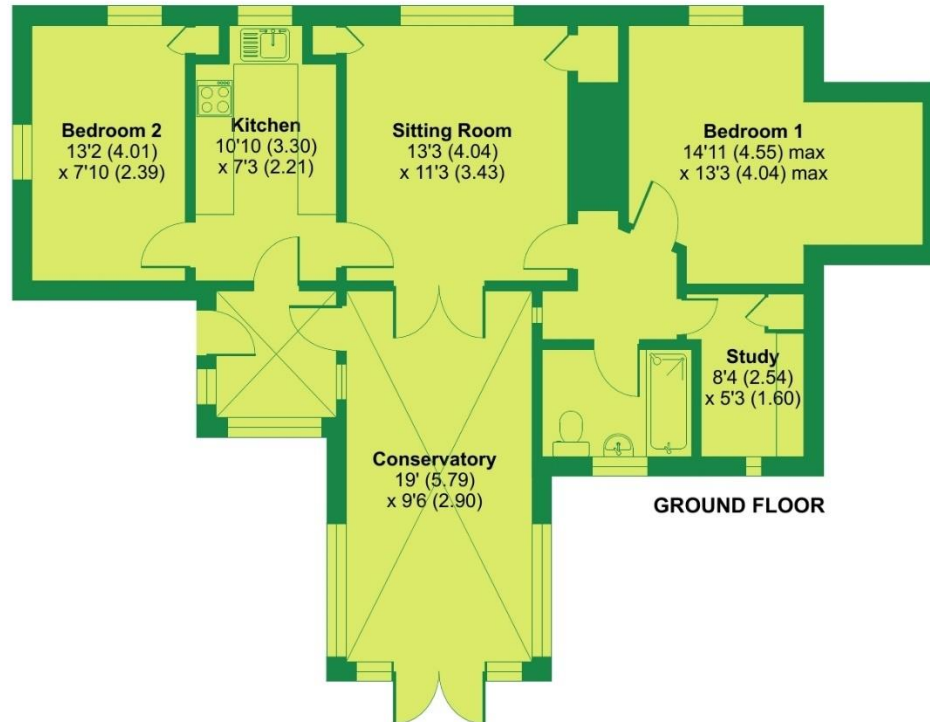
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Four Oaks, London Road, Flimwell, Wadhurst, TN5 7PL

Approximate Area = 914 sq ft / 84.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1209926

VIEWING: By appointment only.

Sussex Office: 01435 873999.

WHAT3WORDS:

VENUES.PANCAKES.ELIMINATE

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Cess **Heating:** Solid Fuel

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** F (33)

FLOOD & EROSION RISK:

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Timber framed.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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