



125

— YEARS OF —

**Lambert
& Foster**



FLAT 1, BELMONT HOUSE
STATION ROAD, WADHURST, EAST SUSSEX, TN5 6RT



**Lambert
& Foster**

GATWICK AIRPORT 28 MILES | TUNBRIDGE WELLS 6 MILES | WADHURST STATION 0.6 MILES

FLAT 1, BELMONT HOUSE, WADHURST, EAST SUSSEX, TN5 6RT

A beautifully presented two-bedroom duplex apartment in a wonderful edge of village location close to the amenities and station with a host of features including a private garden/patio and two parking spaces.

ASKING PRICE £365,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this beautifully presented two-bedroom duplex apartment in a handsome Victorian building in a convenient location close to the station in Wadhurst with private parking and a private garden/patio.

This delightful property, which is Share of Freehold and believed to have been a former Victorian rectory, has been converted to an excellent specification to give spacious and light living accommodation over two floors. The property benefits from high ceilings and large double glazed sash windows giving a sense of space and light.

On the ground floor, you find a kitchen and a separate living room while on the first floor are two double bedrooms and a bathroom. The property can be accessed via two separate entrances – the front door on the first floor leads to a communal hallway while there's a second, private entrance on the ground floor leading to the kitchen. Entering the kitchen, you find a well-proportioned space with ample room for a dining table, integrated appliances, stone flooring, Corian work surfaces, a range cooker, bespoke wall and floor cabinets and a butler sink.

The kitchen leads directly to the garden and through to the living room. The living room is an excellent space with plentiful natural light thanks to French doors that lead to the garden and a large sash window. This spacious room has a large alcove down one side currently utilised as a library area.

DESCRIPTION CONTINUED

Taking the stairs to the ground floor you find two double bedrooms, both with dual aspect windows allowing natural light to flood in and a modern bathroom with excellent specification fixtures and fittings.

Outside, the property is approached by a large driveway to the front of the building with private allocated parking for two cars.

A private gate to the side of the building takes you into the private garden/patio, a wonderful space perfect for al-fresco dining in the warmer months.

- Share of Freehold
- Two double bedrooms
- Parking
- Private garden/patio
- Excellent condition
- Close to station



FLOORPLANS

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

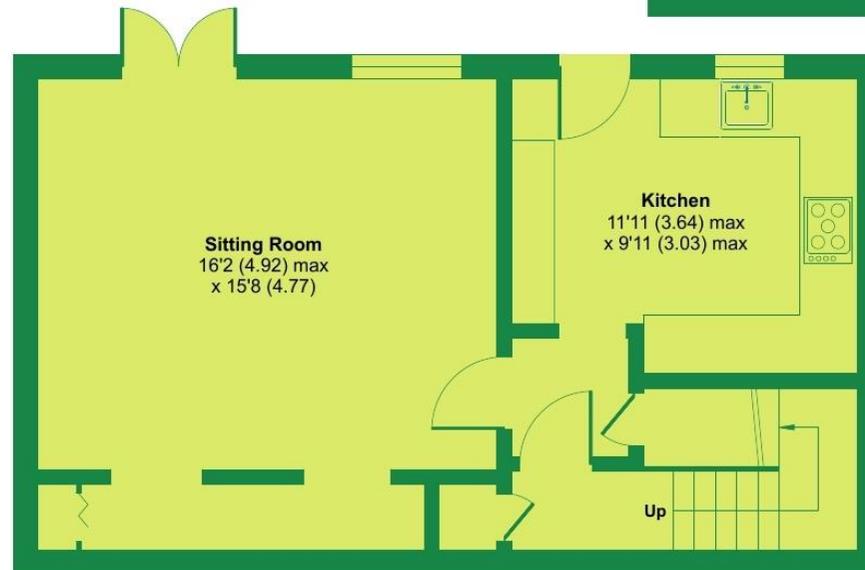
Flat 1, Belmont House, Station Road, Wadhurst, TN5 6RT

Approximate Area = 839 sq ft / 77.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





VIEWING: By appointment only **Sussex Office:** 01435 873999.

WHAT3WORDS: ///REINFORCED.STORED.EQUITY

TENURE: Share Of Freehold 125-year lease with 123 years remaining.

Service Charge: £1800 PA (TBV) Ground Rent: £200 PA (TBV)

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains

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

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band B **EPC:** C (70)

COVENANTS: Covenants Relate to this property please contact the office for more information.

FLOOD & EROSION RISK:

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

PHYSICAL CHARACTERISTICS: Brick elevations with slate roof

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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS