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— YEARS OF —

**Lambert
& Foster**



8 BEWL BRIDGE CLOSE
FLIMWELL, EAST SUSSEX, TN5 7NL

EST
1900

**Lambert
& Foster**

ETCHINGHAM STATION 5.2 MILES | GATWICK AIRPORT 35 MILES | TUNBRIDGE WELLS 13 MILES

8 BEWL BRIDGE CLOSE, FLIMWELL, EAST SUSSEX, TN5 7NL

A beautifully presented four-bedroom family home with ample parking, a garage and wonderful countryside views in a convenient location in a quiet cul-de-sac in Flimwell, East Sussex.

ASKING PRICE £795,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to present to the market this beautifully presented four-bedroom family home with ample parking, a garage and wonderful countryside views in a convenient location in a quiet cul-de-sac in Flimwell, East Sussex.

The property, which is set over two floors and benefits from just under 1500 sq. ft. of internal living space, includes on the ground floor, a kitchen/dining room, utility room, sitting room and cloak room. On the first floor you find four bedrooms, a shower room and an ensuite bathroom.

The property has been completely renovated by the current owners to an excellent specification throughout to include a spacious and light open plan kitchen/dining room.

Entering the property through the front door you arrive in a central hallway with a cloakroom and stairs leading up to the first floor. To your right you find a well-proportioned sitting room with a large bay window, a wood burning stove and sliding doors giving direct access to the kitchen/dining room. To the rear of the property, you find the beautifully renovated kitchen/dining room complete with parquet flooring, bespoke wall and floor cabinets, integrated appliances and French doors leading directly to the rear garden and patio area. Adjacent to the kitchen is a useful utility room with its own door to the outside.



DESCRIPTION CONTINUED

Taking the stairs to the first floor, you find a central landing with an airing cupboard and four double bedrooms. You also find a modern ensuite bathroom and a modern shower room.

Outside, the property is approached via a shared drive with ample parking for several cars and a garage providing further parking.

To the rear is wonderful, secluded garden with countryside views which is mainly laid to lawn. The garden also features a well-maintained patio area - ideal for entertaining in the summer months.

- Four bedrooms
- Excellent condition
- Countryside views
- Large garden
- Ample parking
- Garage





FLOORPLANS

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

8 Bewl Bridge Close, Flimwell, Wadhurst, TN5 7NL

Approximate Area = 1497 sq ft / 139 sq m

Garage = 215 sq ft / 19.9 sq m

Total = 1712 sq ft / 158.9 sq m

For identification only - Not to scale





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

WHAT3WORDS: ///RESURGENT.FLAMENCO.VIEW

TENURE: Freehold

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.rother.gov.uk

COUNCIL TAX: Band F **EPC:** D (62)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick elevations and tiled 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.

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