



20 COURTHOPE AVENUE
WADHURST, EAST SUSSEX, TN5 6BP



**Lambert
& Foster**

WADHURST STATION 1.3 MILES | GATWICK AIRPORT 28 MILES | TUNBRIDGE WELLS STATION 7 MILES

20 COURTHOPE AVENUE, WADHURST, EAST SUSSEX, TN5 6BP

A spacious two-bedroom semi-detached home requiring modernisation, with generous garden, car port and ample off-street parking, a roof terrace and excellent potential, conveniently positioned close to the heart of Wadhurst.

ASKING PRICE £320,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this spacious two-bedroom semi-detached home requiring modernisation, with generous garden, car port and ample off-street parking, a roof terrace and excellent potential, conveniently positioned close to the heart of Wadhurst.

Offering approximately 900 sq. ft of well-proportioned accommodation, this appealing home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes. While now requiring comprehensive updating, the house enjoys naturally bright accommodation, generously sized rooms and an excellent layout, making it ideal for first-time buyers, downsizers or investors alike. There is clear potential to reconfigure and enhance the existing accommodation, subject to the necessary consents, creating a stylish modern home in a highly sought-after village setting.

The ground floor comprises a welcoming entrance hall with cloakroom, leading through to a spacious dual-aspect sitting room with a bay window overlooking the front garden and ample space for both seating and entertaining. To the rear, the kitchen/dining room extends across the width of the property, enjoying direct access to the garden and offering excellent scope to create a contemporary open-plan kitchen with generous dining and family space. Upstairs, both bedrooms are comfortable doubles with built-in wardrobes, served by a family bathroom, while the principal bedroom enjoys direct access onto a substantial roof terrace—an unusual feature providing an attractive private seating area overlooking the garden.



Outside, the property is approached via an enclosed front garden screened by mature hedging. There is also ample parking to the front and a car port. To the rear is a generous garden with a paved terrace, lawn, established planting, garden shed and side access. Requiring updating throughout, the property offers significant scope for refurbishment or extension, subject to the necessary planning permissions.

Wadhurst is one of the High Weald's most desirable villages, offering an excellent range of independent shops, cafés, pubs, a supermarket, doctors' surgery and other everyday amenities. Wadhurst Station provides regular services to London Charing Cross in around an hour, while the surrounding countryside offers outstanding walking and cycling. The property falls within the catchment for the highly regarded Uplands Community College and benefits from nearby primary schools including Wadhurst CE Primary School and Sacred Heart Catholic Primary School. A number of well-regarded independent schools are also within easy reach, including Skippers Hill Manor Preparatory School, Saint Ronan's School and Benenden School.



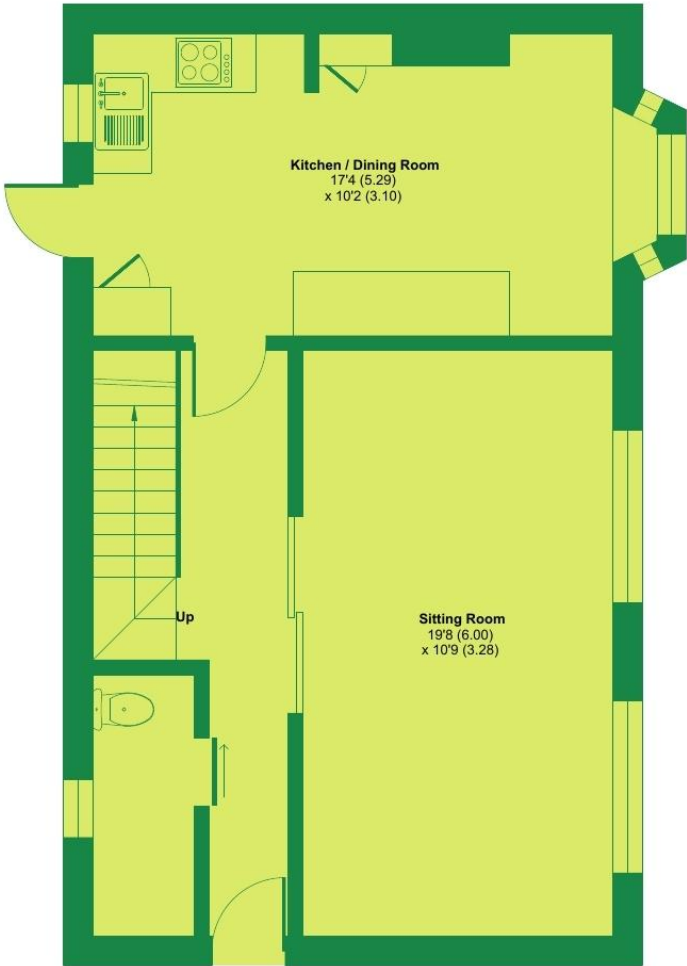
FLOORPLANS

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

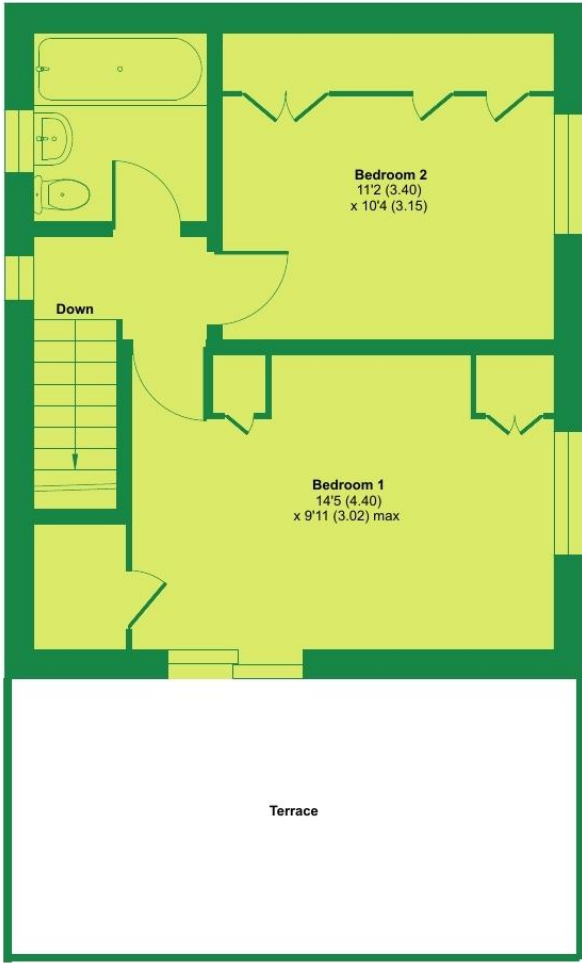
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Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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

WHAT3WORDS: ///dwelled.diary.bagpipes

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains gas

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 C **EPC:** E (49)

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

PHYSICAL CHARACTERISTICS: Brick and tiled elevations with tile 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.



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