



1 THE GREIG
HIGH STREET, WADHURST, EAST SUSSEX, TN5 6AJ



**Lambert
& Foster**

WADHURST STATION 1.3 MILES | TUNBRIDGE WELLS 6 MILES | GATWICK AIRPORT 23 MILES

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A unique attached property occupying a tucked-away position just off the high street in the heart of Wadhurst, offering versatile and adaptable accommodation arranged over three levels.

GUIDE PRICE £295,000 FREEHOLD



DESCRIPTION

Situated just off the High Street in the heart of Wadhurst, offering versatile and adaptable accommodation arranged over three levels. The property provides an unusual and flexible layout which may suit a variety of purchasers, including those seeking multi-generational living arrangements, independent guest accommodation, or a shared living set-up for two occupants requiring separate living spaces.

The property's distinctive layout offers considerable flexibility and potential for a range of living arrangements, whilst retaining a central and highly convenient village location.

The accommodation is accessed via an external door opening directly into the ground floor living area, incorporating a sitting/dining space together with a kitchen area. Also on this level is a bedroom with en-suite shower room. Stairs rise to the first floor where there is a further living/dining area with additional kitchen facilities, together with a shower room. A further set of wooden open stairs leads to the attic-style bedroom above, creating a characterful and adaptable upper floor space.

Externally, the property benefits from use of a small area of lawn, providing an outdoor space for seating or general enjoyment.



No parking
24 hour
access required

THE WORKS →

Situated just moments from the centre of Wadhurst, the property is ideally positioned for access to a range of local amenities including independent shops, cafés, public houses, convenience stores and everyday services.

The village is highly regarded for its strong community feel and attractive surrounding countryside. The area also benefits from excellent transport connections, including nearby access to Wadhurst railway station with services towards London, together with convenient road links to surrounding towns and villages.

An unusual and versatile home in a sought-after village setting, early viewing is recommended to fully appreciate the flexibility and potential on offer.

- Two bedrooms
- Versatile living
- Convenient for High Street amenities
- Close to Wadhurst Station
- Outside space
- End of chain





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 = 703 sq ft / 65.3 sq m

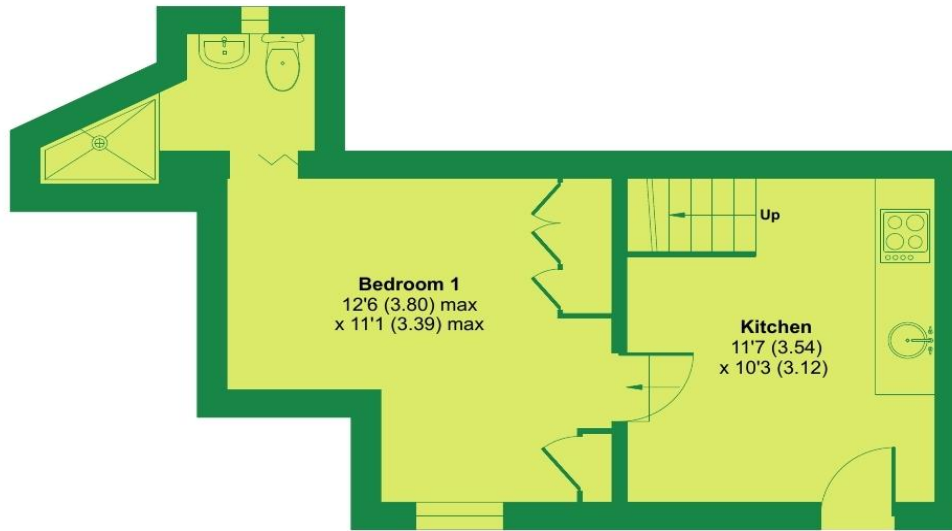
Limited Use Area(s) = 35 sq ft / 3.2 sq m

Total = 738 sq ft / 68.5 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





VIEWING: By appointment only. **Wadhurst Office:** 01435 873 999.

WHAT3WORDS: /// SWEETER.CANDIDATE.AVIATION

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: mains **Water supply:** mains

Sewerage: mains **Heating:** 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:** F (31)

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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