



Lambert
& Foster
PROPERTY PROFESSIONALS
FOR SALE
01435 873 999

EIGHTY FIVE



85 QUEENS COTTAGES
WADHURST, EAST SUSSEX, TN5 6RN



**Lambert
& Foster**

WADHURST STATION 1.1 MILES | TUNBRIDGE WELLS 6 MILES | GATWICK AIRPORT 46 MILES

85 QUEENS COTTAGES, WADHURST, EAST SUSSEX, TN5 6RN

A well presented three-bedroom family home, ideal for first time buyer or young family, garden and off road parking and easy access to Wadhurst station, schools and amenities.

GUIDE PRICE £395,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this well presented three-bedroom family home, recently renovated to a high standard and offering well-balanced accommodation that combines contemporary finishes with practical family living. Having undergone significant improvements, including a full rewire, the property offers prospective purchasers peace of mind and a home ready to enjoy from day one.

The accommodation is arranged over two floors and comprises an inviting entrance hallway, a useful downstairs cloakroom, and a stylish kitchen/dining room with hard flooring, providing an ideal space for both everyday living and entertaining. The lounge is a particularly attractive room, featuring a focal fireplace and creating a warm and welcoming environment for relaxation.

Stairs to the first-floor landing where there are three well-proportioned bedrooms, including the master bedroom benefitting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with both a bath and separate shower cubicle.



DESCRIPTION CONTINUED

The property is conveniently situated within walking distance of a local convenience store and petrol station, catering for everyday essentials, whilst the highly regarded village of Wadhurst offers a wider range of amenities including independent shops, cafes, public houses, restaurants, a supermarket, medical facilities and highly regarded schools. For commuters, Wadhurst Railway Station is accessible on foot and provides regular services to London, making the property well placed for those seeking a balance between village life and convenient transport links.

This attractive home offers the perfect opportunity for families, first-time buyers and those seeking a property finished to a high standard, benefitting from thoughtfully arranged accommodation, secure garden, off-road parking and the reassurance of modern upgrades throughout.

Outside, the property enjoys a terraced rear garden with a patio seating area, ideal for al fresco dining and entertaining, with steps leading down to a lawn bordered by mature shrubs and established planting. To the front of the property there is off-road parking, together with a further parking space accessed from the rear garden via a neighbouring road.





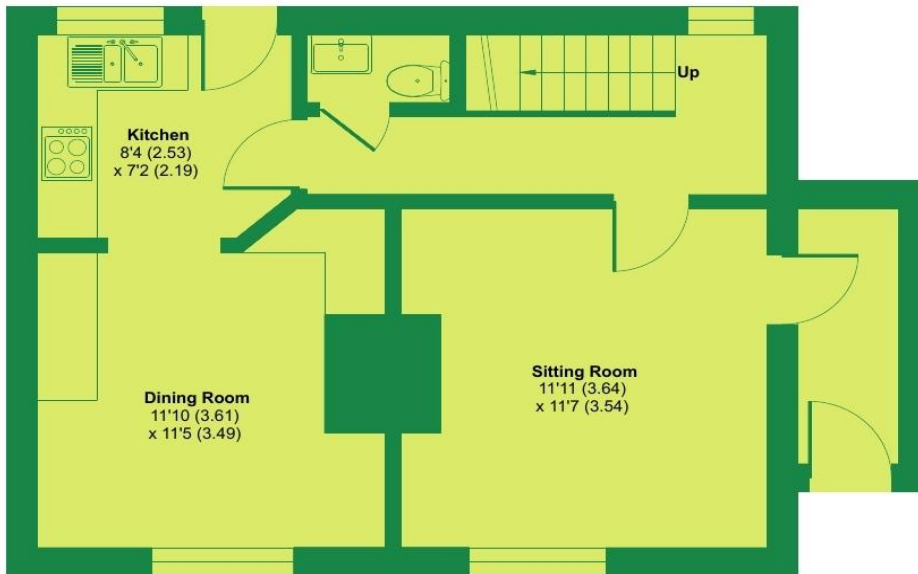
FLOORPLANS

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

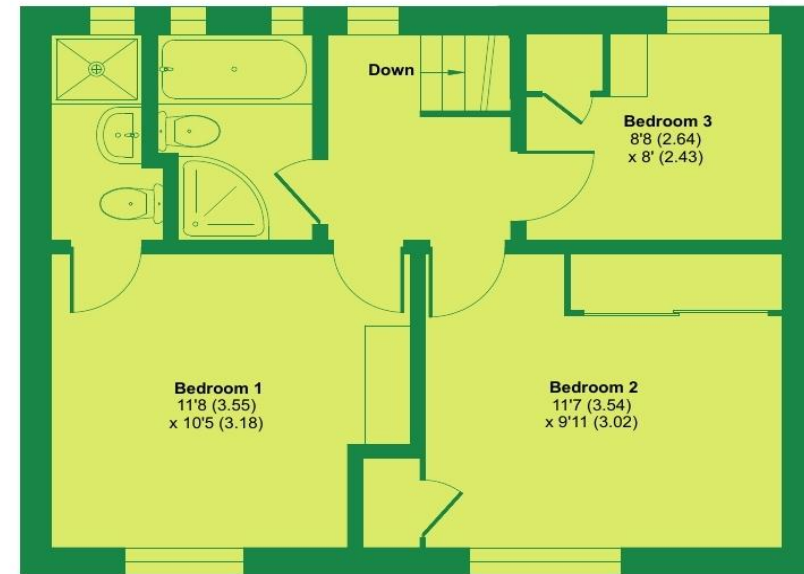
85 Queens Cottages, Wadhurst, TN5 6RN

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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

WHAT3WORDS: ///WASHABLE.MADDER.LACE

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:** D (61)

COVENANTS: N/A

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

PHYSICAL CHARACTERISTICS: Brick elevation 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.

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.



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 125 YEARS