



# Lambert & Foster



## 3 LORENDEN PARK

HIGHGATE HILL | HAWKHURST | TN18 4LF

*A well appointed two double bedroom freehold retirement bungalow with two separate reception rooms and a conservatory with a private garden and single garage providing independent living for persons aged 60 years and over, all occupying a central village location.*

Guide Price £295,000

FREEHOLD



### 3 LORENDEN PARK

HIGHGATE HILL | HAWKHURST | TN18 4LF

3 Lorenden Park is a semi-detached two bedroom retirement bungalow located close to the high street of Hawkhurst which has a wide range of local amenities. Hawkhurst benefits from two supermarkets, independent shops and leisure facilities. The market town of Cranbrook is located 4 miles to the north with a comprehensive range of amenities.

Lorenden Park was built in 1988 and comprises 30 flats and bungalows. There is resident management staff and Careline alarm services. Regular social activities include weekly coffee in the gardens in the summer, monthly get together in homes and monthly meals out at various venues.

The property is a well maintained two bedroom bungalow which comprises hallway into a fitted kitchen, two double bedrooms, both with built in cupboards. A newly fitted shower room together with a sitting room with separate dining room. The bungalow also benefits from a conservatory.

Outside, the property benefits from a well maintained garden and a single garage.



- Total floor area approximately 870sq ft (80.8sqm)
- Well-appointed Kitchen
- Recently refurbished Bathroom
- Two double bedrooms
- Sitting room
- Dining Room
- Conservatory
- Good sized garden
- Single garage
- Resident management staff
- Careline alarm services
- Regular social activities
- Village Location
- Cranbrook 4 miles

## DIRECTIONS

By car from our office in Cranbrook head west on the High Street before taking the left hand turn onto the A229. Continue for approximately 3.6 miles on the A229 before coming to the Hawkhurst crossroads. At the traffic lights turn right and immediately left and continue on Highgate Hill before taking a right hand turn onto Lorenden Park.

**Services:** Mains water, electricity and drainage are connected.

Service charge £1000 per quarter.

High speed broadband available.

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band E    **EPC:** D

## VIEWING

Strictly by appointment with the selling agent.

**Cranbrook Office:** 01580 712888.

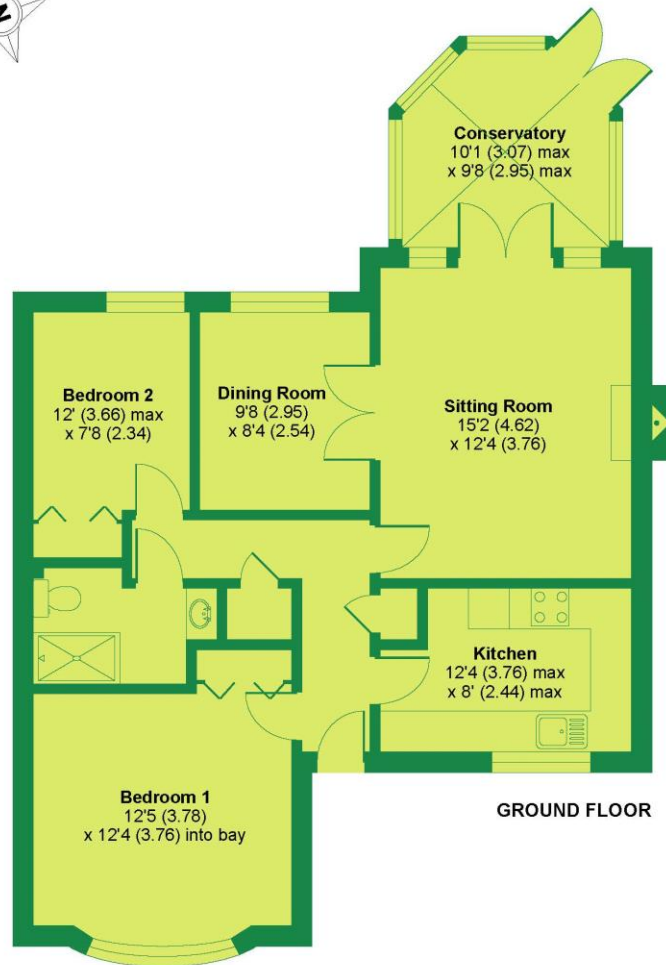
## FLOORPLANS

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

### Lorenden Park, Highgate Hill, Hawkhurst, Cranbrook, TN18

Ground Floor = 870 sq ft / 80.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2021. Produced for Lambert and Foster Ltd. REF: 716487

## OFFICES LOCATED IN KENT & SUSSEX:

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Cranbrook, Kent TN17 3DN  
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