



**Flat 3 Angle Place**  
Wadhurst, East Sussex

A spacious 2-bedroom maisonette of approximately 581sq.ft with a garden, parking and a garage, situated in a popular residential area. NO CHAIN.

## Guide price £250,000 Share of Freehold

### Situation:

The property is situated in a popular residential area within easy walking distance of village amenities, schools and the mainline station. The High Street is under half a mile distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store, café, butcher, baker, bookshop, pharmacy, post office, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre. There is also a Co-op convenience store within close proximity.

For the commuter, Wadhurst mainline station is just over a mile distant and provides a regular service to London Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach and links with the M25 and coastal routes and there are regular bus services to the regional centre of Tunbridge Wells, which is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed.

### Description:

3 Angle Place is first floor maisonette and one of just four properties set within an attractive building with tile hung and brick external elevations beneath a tiled roof and double glazing, which all have a share of the freehold. The property has its own private entrance off Cockmount Lane with stairs to the first floor and a door leading to the accommodation, which is light and spacious and includes: a kitchen, a double aspect sitting room, two double bedrooms and a bathroom.

The property has been let to the same tenant for the last 17 years and has been well maintained yet would benefit from some general updating.

The property also benefits from loft storage, parking, a single garage, and a share of a good-sized garden.

**Current sinking fund:** £400 per annum

**Gardening cost:** £50 per annum

**Services:** Mains water and electricity

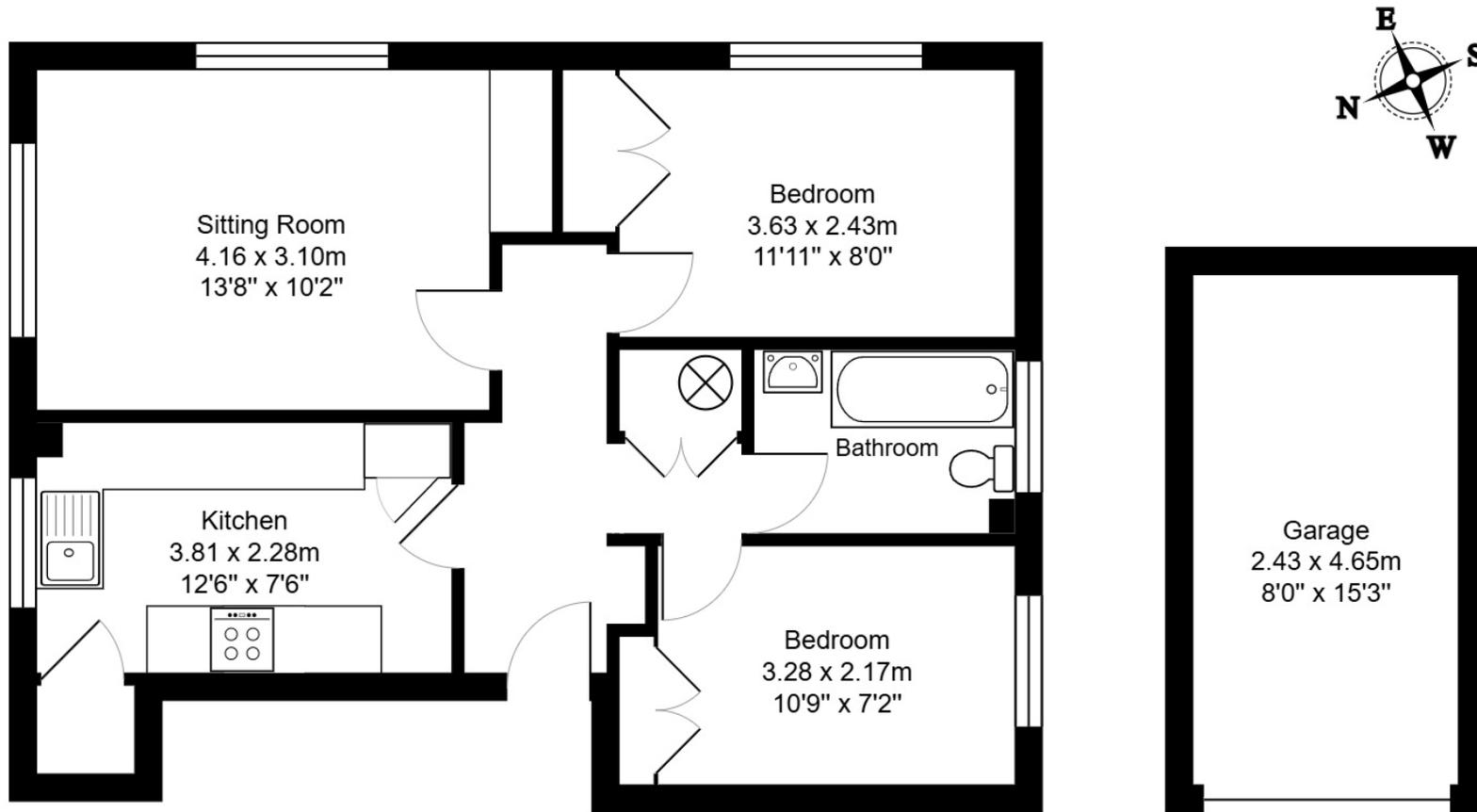
**Local Authority:** Wealden District Council (01892) 653311

**Current council tax band:** B (2026/2027-£2,098.12)

**Current EPC:** D

**Property address:** 3 Angle Place, Sparrows Green, Wadhurst, East Sussex TN5 6SJ





First Floor Flat  
Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>

(Not shown in actual location / orientation)  
Area: 11.3 m<sup>2</sup> ... 122 ft<sup>2</sup>

Total Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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