



**3a Central Parade**  
Wadhurst, East Sussex



A well presented, light and spacious 3-bedroom maisonette of approximately 819sq.ft with a garden, off road parking and a garage, situated in the centre of the village and enjoying far reaching views to the rear and a lovely outlook over the High Street.

## Guide price £290,000 Leasehold

**Situation:** The property is situated in the centre of the much sought after village of Wadhurst, voted the best place to live in the UK in 2023. The High Street offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, butcher, baker, bookshop, pharmacy, florist, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

Wadhurst mainline station lies within 1½ miles and provides a regular service to London Charing Cross/Cannon Street in about an hour. There is also a regular bus service and the A21 is within easy reach and links with the M25(junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells 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 with local footpaths and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast.

**Description:** 3a Central Parade is a spacious top floor maisonette with brick and tile hung external elevations beneath a tiled roof. The property is set over the first and second floors above a retail unit (Lorna K Hairdressers) and is accessed behind the parade of shops on the High Street.

The property has been well maintained and is well presented throughout, benefiting from plenty of storage and a Juliet balcony with a lovely outlook to the front over the High Street of the church, and a balcony to the rear with south facing, far reaching views over to Snape Woodlands.

Arranged over two floors the accommodation includes an entrance hall with solid wood flooring leading to a well-appointed bathroom with travertine tiling, a double bedroom, a spacious kitchen/breakfast room, which has a range of wall and base units and plenty of space for appliances, and a good-sized sitting/dining room with French doors opening on to a Juliet balcony. On the second floor there are two further bedrooms (one double and a single/study bedroom) – the main bedroom is double aspect and enjoys an outlook to the front, far-reaching views to the rear and has eaves storage.

Outside, the property is approached over a shared driveway, which leads to a single garage with parking in front. There is a good-sized garden, which is mainly laid to lawn and bordered with trellis and flower beds.

**Services:** Mains water and electricity. Gas-fired central heating

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

**Council tax band:** B (2025/26 - £2,005.74)

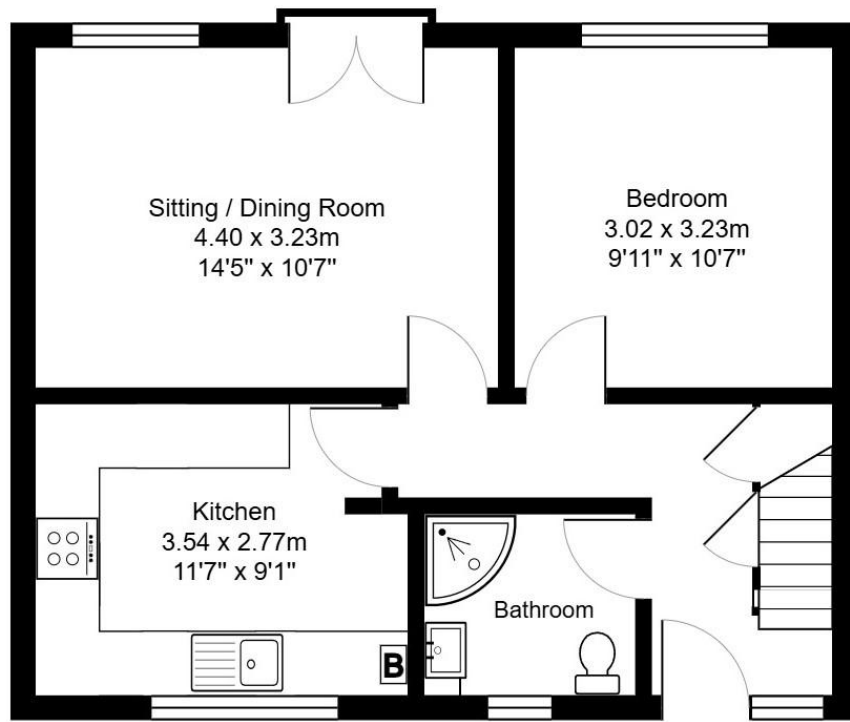
**Current EPC Rating:** D

**Length of lease:** 169 years remaining from 24<sup>th</sup> June 2021

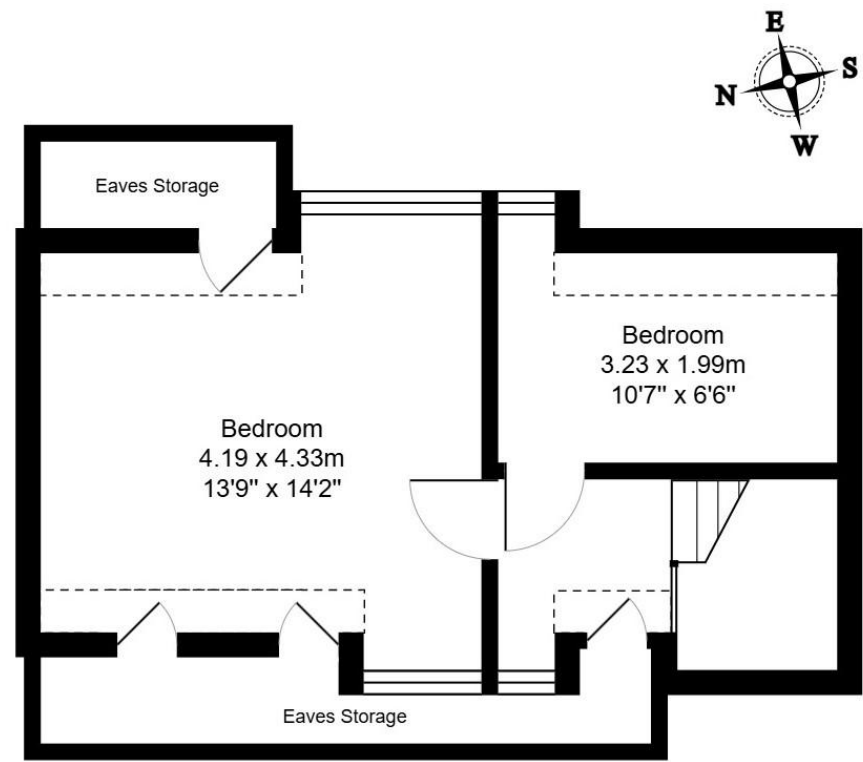
**Ground rent:** £150 per annum (payable 1<sup>st</sup> January annually)

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 46.7 m<sup>2</sup> ... 502 ft<sup>2</sup>



First Floor  
Area: 29.4 m<sup>2</sup> ... 316 ft<sup>2</sup>

Total Area: 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup> (excluding eaves storage)

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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