



10 Legat Close
Wadhurst, East Sussex

A beautifully presented and well-appointed 3 double bedroom semi-detached house of approximately 1,579sq.ft, set in an elevated and quiet position with a south facing garden, garage and enjoying far reaching views, situated within easy reach of village amenities and the station.

Guide price £725,000 Freehold

Situation: The property is situated in a quiet location within a gated development on the outskirts of the sought after village of Wadhurst, voted the best place to live in the UK in 2023, and is within 1½ miles of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, delicatessen, butcher, pharmacy, bookshop, art gallery, florist, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1½ miles distant and provides a regular service to London Bridge in under an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 29 miles to the west, the Eurotunnel terminal at Folkestone is about 42 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6½ 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 South East, where a wide range of water sports can be enjoyed.

Description: 10 Legat Close is one of just fourteen semi-detached houses set within a stunning gated development with communal grounds including 47 acres of private shared woodland. Built just over 3 years ago, the property has attractive traditional external elevations of weatherboard beneath a tiled roof and double-glazed windows and doors throughout.

The house provides light, spacious and flexible accommodation of approximately 1,579sq.ft/146.7sq.m arranged over three floors and includes on the ground floor: a spacious entrance hall with oak flooring and doors leading to a cloakroom, large storage cupboards, a double aspect sitting room with floor to ceiling windows to the front, and a well-appointed, open plan kitchen/dining/living area, which has a range of gloss wall and base units with Silestone worksurfaces, integrated Bosch appliances including hob, oven, microwave and dishwasher, plenty of space for a table and seating, and bi-folding doors leading out to the garden - there is also scope to extend the ground floor with a garden room, if required. On the first floor there are two double bedrooms, a well-appointed family bathroom and an airing cupboard. The main bedroom has an ensuite shower room, a Juliette balcony and enjoys lovely views over the garden and surrounding countryside. On the second floor there is a large storage cupboard and a further double bedroom extending to over 21ft.

Outside there is a block paved driveway providing off road parking and a single open bay garage, bordered with a flower border, lawn and post and rail fencing. A side gate gives access to the rear garden, which is south facing and has a terrace outside the kitchen and a good-sized area of lawn. The garden is planted with a variety of shrubs and has an outside tap, lighting and is fully fenced.

EPC rating: B

Estate charges: Approx £2,100 per annum

Services: Mains water and electricity. Gas central heating. Shared private drainage.

Local Authority: Wealden District Council (01892) 653311

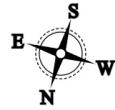
Council Band: F (£3,424.94 per annum)

Property address: 10 Legat Close, Wadhurst, East Sussex TN5 6FE

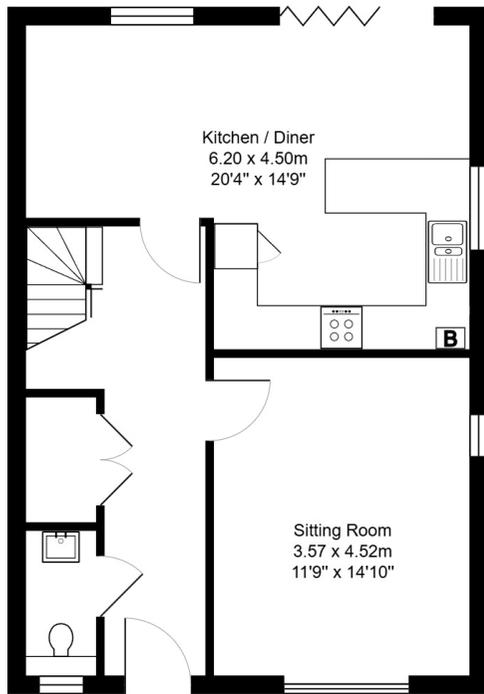


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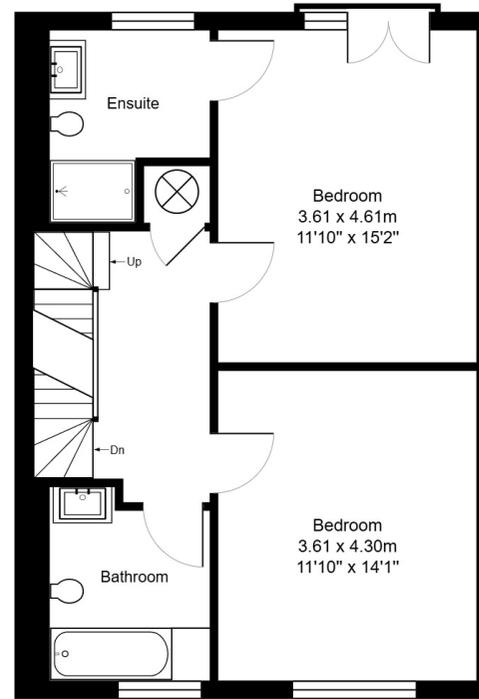
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



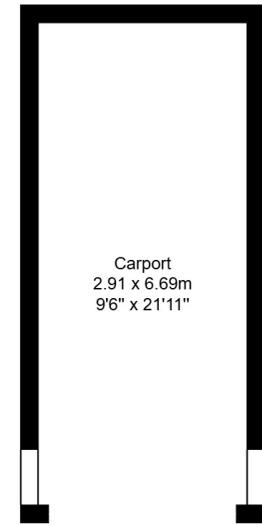
Total Area: 166.2 m² ... 1789 ft²
 All measurements are approximate and for display purposes only.



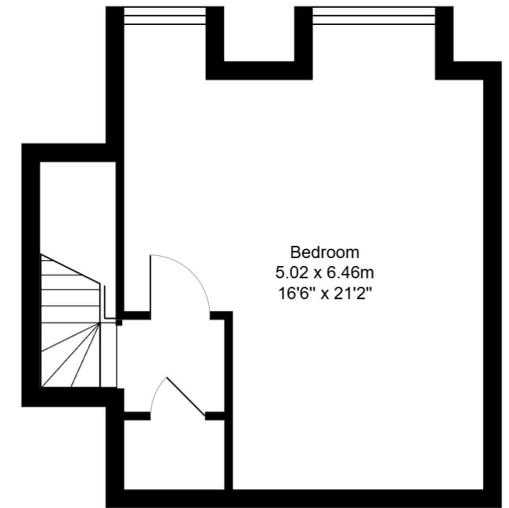
Ground Floor
 Area: 56.2 m² ... 605 ft²



First Floor
 Area: 56.0 m² ... 603 ft²



(Not shown in actual location)
 Area: 19.5 m² ... 209 ft²



Second Floor
 Area: 34.5 m² ... 371 ft²

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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