



2 Great Durgates Close

Wadhurst, East Sussex



A well presented and spacious two double bedroom ground floor apartment of approximately 1,257sq.ft, forming part of a small development built in 2007, situated within easy reach of village amenities and the mainline station.

Guide price £395,000 Share of Freehold

Situation: 2 Great Durgates Close is situated in an exclusive development of quality apartments and houses in a quiet location in the much sought after village of Wadhurst, voted the best place to live in the UK in 2023. The High Street is less than a mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, butcher, baker, pharmacy, 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.

For the commuter, Wadhurst mainline station is located within ½ mile of the cottage and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is also a regular bus service and the A21 is within easy reach and links with the M25.

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 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 and the extensive outdoor activity centre at Bedgebury which also includes the tranquillity and beauty of the National Pinetum.

Description: This excellent ground floor apartment forms part of a detached property of just six apartments built by Daniel Homes in 2007 to a very high standard and includes a good-sized kitchen/breakfast room with top of the range appliances and granite work surfaces and two well-appointed ensuites with modern sanitary ware. The apartment also benefits from plenty of storage, an entry phone system, alarm and garage.

With external elevations of brick and two bay windows, the property benefits from double glazing throughout and has a large communal reception hall gives access to the apartment, which is arranged on the ground floor of the building and includes the following accommodation: a good-sized entrance hall with useful storage cupboards, an airing cupboard and a cloakroom, a light and spacious bay fronted sitting/dining room with a useful, separate study area, a bay fronted, well-appointed kitchen/breakfast room and two double bedrooms, which both have en-suite shower rooms.

Outside, the property is approached over a private block paved road which leads to a single garage with power connected. The apartment also benefits from visitor parking and communal gardens to the front.

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

Local Authority: Wealden District Council (01892 653311)

Current energy efficiency rating: C

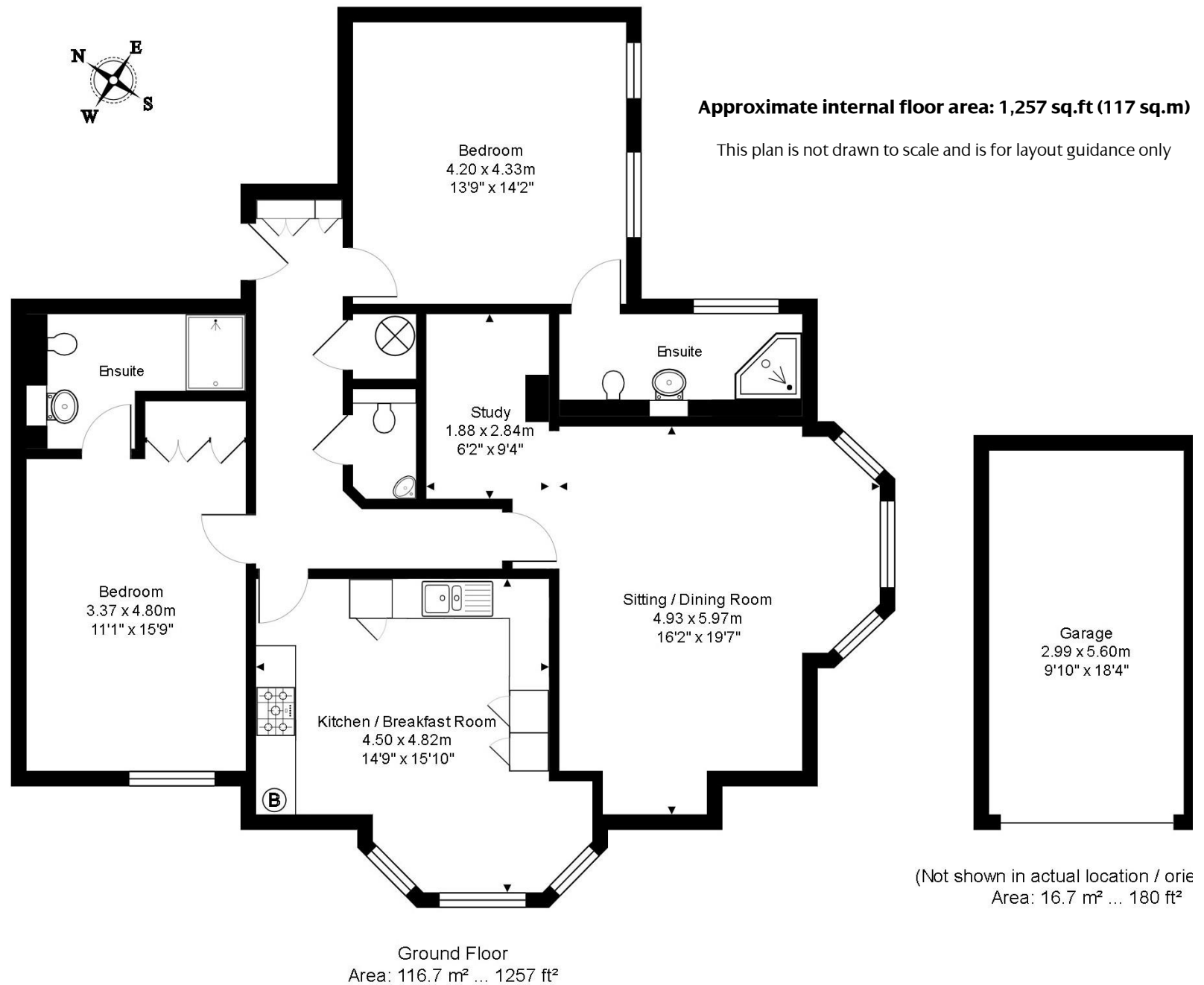
Current council tax band: E (£2,963.04 – 2024/25)

Property address: 2 Great Durgates Close, Wadhurst, East Sussex TN5 6RD

Service charges: £2,224 per annum (paid monthly - £177 per month).

01892 786720 www.greenlizardhomes.co.uk

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



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.



01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk