



6 Limden Close
Stonegate, East Sussex

A well presented and spacious 4 bedroom detached chalet bungalow situated in a quiet village location within easy reach of local amenities and commuter services.

Guide price £525,000 Freehold

Situation: The property is situated on a small no through road of 14 properties close to the centre of the much sought after village of Stonegate with its church, village hall, well regarded primary school and mainline railway station.

Burwash and Ticehurst villages are within 3½ and 4 miles respectively, both of which have a selection of local shops and amenities. Wadhurst village lies just over 3½ miles distant and offers a wider range of shops and services for everyday needs including a butcher, baker, pharmacy, post office, florist, off licence, public houses, doctor's surgery and dentist, as well as Uplands Community College and Sports Centre. The regional centre of Tunbridge Wells is about 10 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, Stonegate station is approximately 1 mile distant and provides a regular service to London Charing Cross/ Cannon Street in just over an hour. The A21 is also within easy reach and links with the M25.

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: 6 Limden Close is a well presented detached 1960s chalet bungalow providing well proportioned and flexible accommodation that is light and spacious and benefits from double glazed windows and exposed wooden floors throughout the ground floor.

With external elevations of brick and tile hanging beneath a tiled roof, the accommodation includes on the ground floor; an entrance hall, a spacious sitting/dining room with a feature fireplace with a wood burning stove and windows overlooking the front garden, a good-sized utility room with a pantry and a door leading to the garden, an inner hall with two useful storage cupboards, a well appointed kitchen/breakfast room with a range of modern shaker style base units with wooden worksurfaces over, a freestanding electric cooker, space for a large fridge/freezer and dishwasher and french doors leading to the garden, a bedroom/family room with a storage cupboard and a modern family bathroom. On the first floor there is a large landing with lovely views of the surrounding countryside, 3 further bedrooms all with eaves storage and one with a fitted wardrobe and a modern shower room.

Outside there is a good-sized front garden which is mainly laid to lawn with a variety of mature shrubs and a driveway providing parking for 2/3 cars which leads to an attached single garage with an up and over door and power connected. A path leads to the front door, and it continues to the side where there is close board gate giving access to the rear.

The rear garden is mainly laid to lawn and there is a large decked and gravel area which is ideal for outdoor entertaining and for enjoying the tranquil garden and countryside beyond. The garden has hedging and fencing on all sides.

Local Authority: Rother District Council (01424) 787878

Services: Mains water and electricity. Oil fired central heating

Current council tax band: F

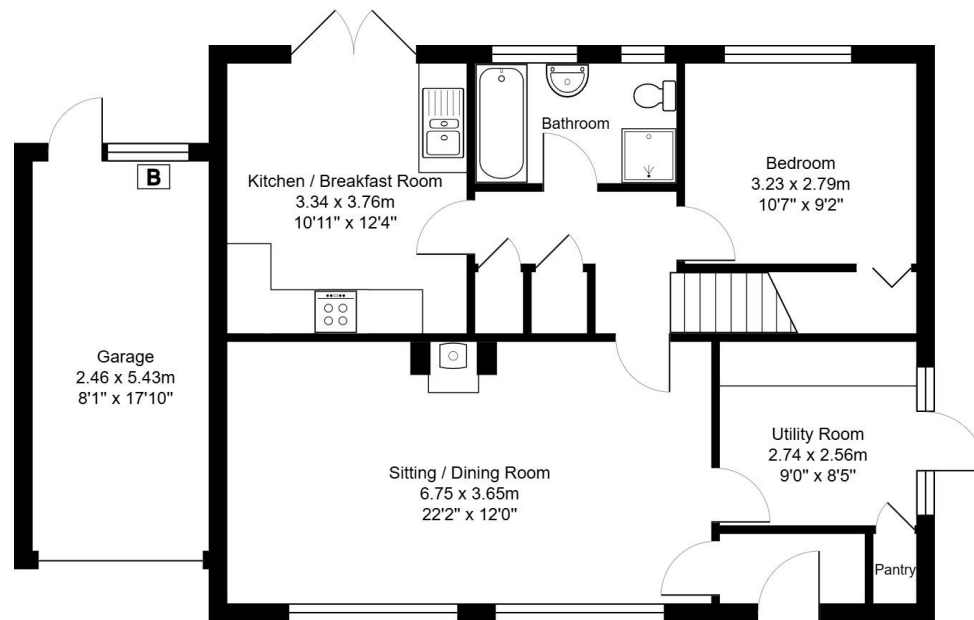
Current energy efficiency rating: D

Property address: 6 Limden Close, Stonegate, East Sussex TN5 7EG

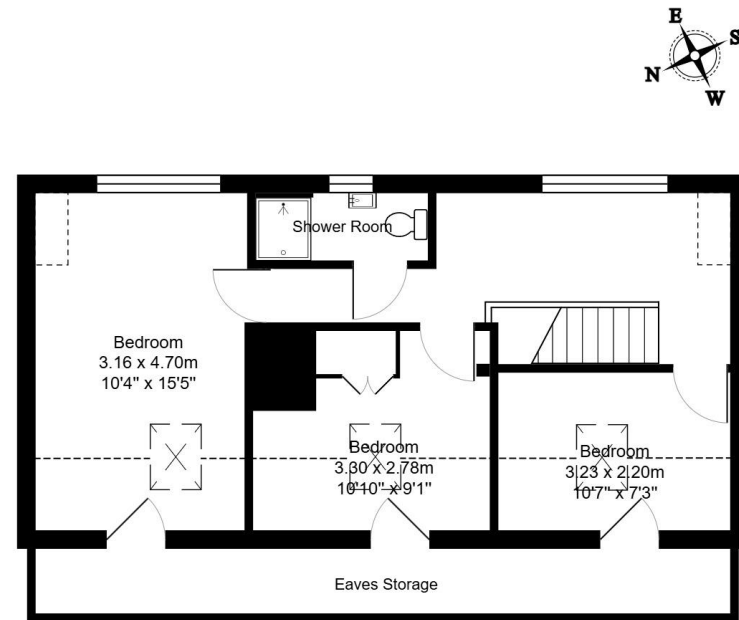


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

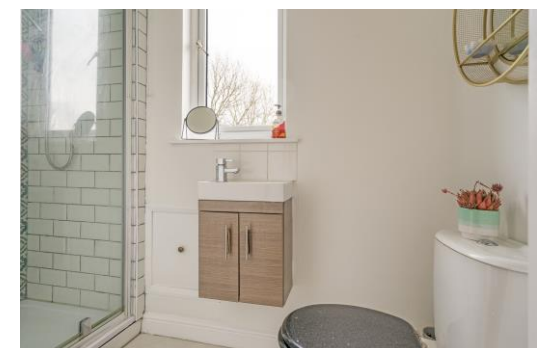


Ground Floor
Area: 87.1 m² ... 938 ft²



First Floor
Area: 45.6 m² ... 490 ft²

Total Area: 132.7 m² ... 1428 ft² (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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