



24 Western Road
Sparrows Green, Wadhurst,
East Sussex

A well presented 3-bedroom semi-detached Victorian house, situated in a popular residential area within easy reach of village amenities, schools and the station.

Guide price £475,000 Freehold

Situation:

The property is situated in a popular residential area in the much sought after village of Wadhurst and close to the recreation ground in Sparrows Green. The village High Street is approximately 1 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, bookshop, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Academy and Sports Centre. There is also a Co-op convenience store within easy reach at Sparrows Green.

For the commuter, Wadhurst mainline station is about 1¼ miles 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 South East, where a wide range of water sports can be enjoyed.

Description:

24 Western Road is a semi-detached Victorian house with attractive external elevations of brick and render beneath a slate tiled roof.

The property benefits from being well presented and having period features, including fireplaces and sash windows, and provides spacious and flexible accommodation of approximately 978sq.ft/91sq.m, with scope to remodel and enlarge the living space, if required, including conversion of the attic space to create additional bedroom accommodation.

Arranged over two floors, the accommodation includes: a good-sized sitting room with a lovely bay window overlooking the front garden, an attractive period open fireplace and fitted cupboards and shelves, a dining room, which has fireplace fitted with a wood burner, an understairs storage cupboard, built in bookshelves and a door to a cloakroom. The dining room leads to a well-appointed kitchen which is fitted with a range of shaker style wall and base units, space for appliances, window to the utility room and opening to the garden room, which has a roof lantern, French doors leading out to the garden and a door to the utility room. On the first floor there are three bedrooms (two doubles and a single – the single bedroom is currently being used as a study), and a family bathroom.

To the front of the property there is a pretty area of front garden bordered by a picket fence, with a path leading along the side of the house to the front door and to a gate giving access to the rear garden. The landscaped rear garden has a good-sized terrace outside the garden room, ideal for outdoor entertaining, with steps leading down to lawn with flower borders, raised vegetable beds and a garden shed. The garden is fully fenced.

Current EPC Rating: D

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

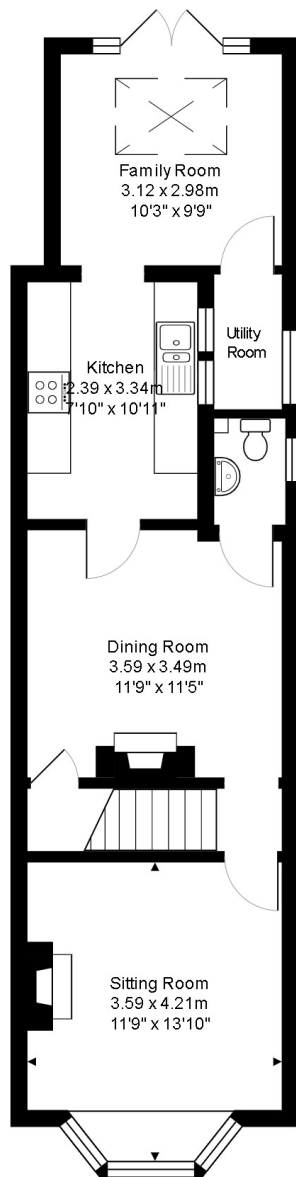
Current council tax band: D (2025/26 - £2,578.80)

Property address: 24 Western Road, Wadhurst, East Sussex TN5 6TX

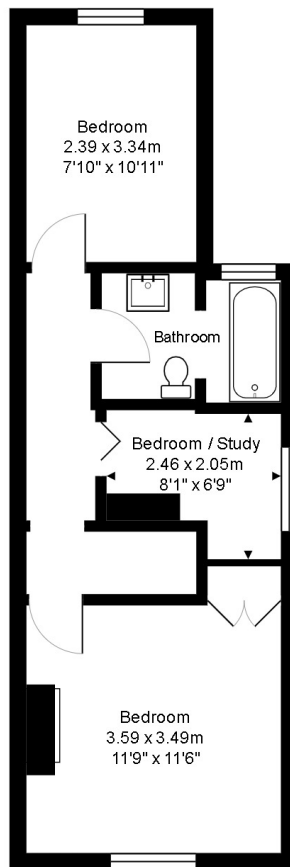


01892 786720 www.greenlizardhomes.co.uk

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



Ground Floor
Area: 53.3 m² ... 573 ft²



First Floor
Area: 37.6 m² ... 405 ft²

Total Area: 90.9 m² ... 978 ft²

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.



01892 786720 www.greenlizardhomes.co.uk

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