



Capilano

Lower High Street,
Wadhurst, East Sussex

A well presented 3-bedroom 1950s semi-detached house, situated in a central village location in an elevated position on the Lower High Street within easy walking distance of village amenities. NO CHAIN.

Guide price £495,000 Freehold

Situation: The property is situated in a convenient position in the sought after village of Wadhurst, voted the Best Place to Live in 2023, and is within easy walking distance of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, caf  s, delicatessen, butcher, baker, 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 1    miles distant and provides a regular service to London Bridge/ Charing Cross/Cannon Street in just over 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 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 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: Capilano is a 1950s semi-detached house with tile hung and brick external elevations beneath a tiled roof and double glazing throughout. The property has been extended to provide a flexible living space of 1,162sq.ft/108sq.m and offers excellent scope for further remodelling and enlargement, if required. It also benefits from off road parking for several cars, two integral garages, front and rear landscaped gardens and an excellent summer house.

The accommodation is arranged over two floors and includes on the ground floor: an attractive oak-framed glazed entrance porch with a door leading to an entrance hall, a good-sized sitting room, which has a large window overlooking the front garden, a gas fireplace with a marble mantle and hearth, and is open plan to a dining room with a window overlooking the rear garden – the sitting/dining room extends to over 29ft. Doors from both the sitting room and entrance hall lead to a kitchen/breakfast room, fitted with a range of wall and base units, gas hob with extractor, electric oven and grill, Karndean flooring and doors leading to the garages and to a good-sized utility room, cloakroom/wet room and a rear hall leading out the garden. On the first floor there is an airy landing leading to three bedrooms (two doubles and a single) and a family bathroom. One of the bedrooms has a built in wardrobe and there is also a large attic, which could be converted to provide further accommodation, if required.

Outside, to the front there is a block-paved driveway off road parking for several cars and two integral garages. There is an area of lawn and flower borders planted with a variety of mature shrubs. The rear garden is fully fenced and laid to lawn with flower borders, an area previously used as a vegetable garden, and there is an attractive summerhouse/garden room with a vaulted ceiling and power connected.

Services: Mains water and electricity. Gas central heating.

EPC rating: D

Local authority: Wealden District Council (01892) 653311

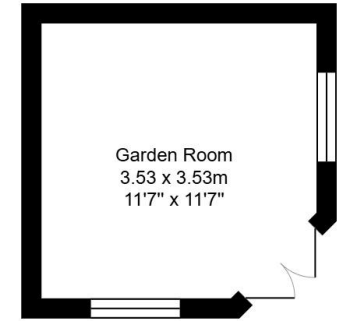
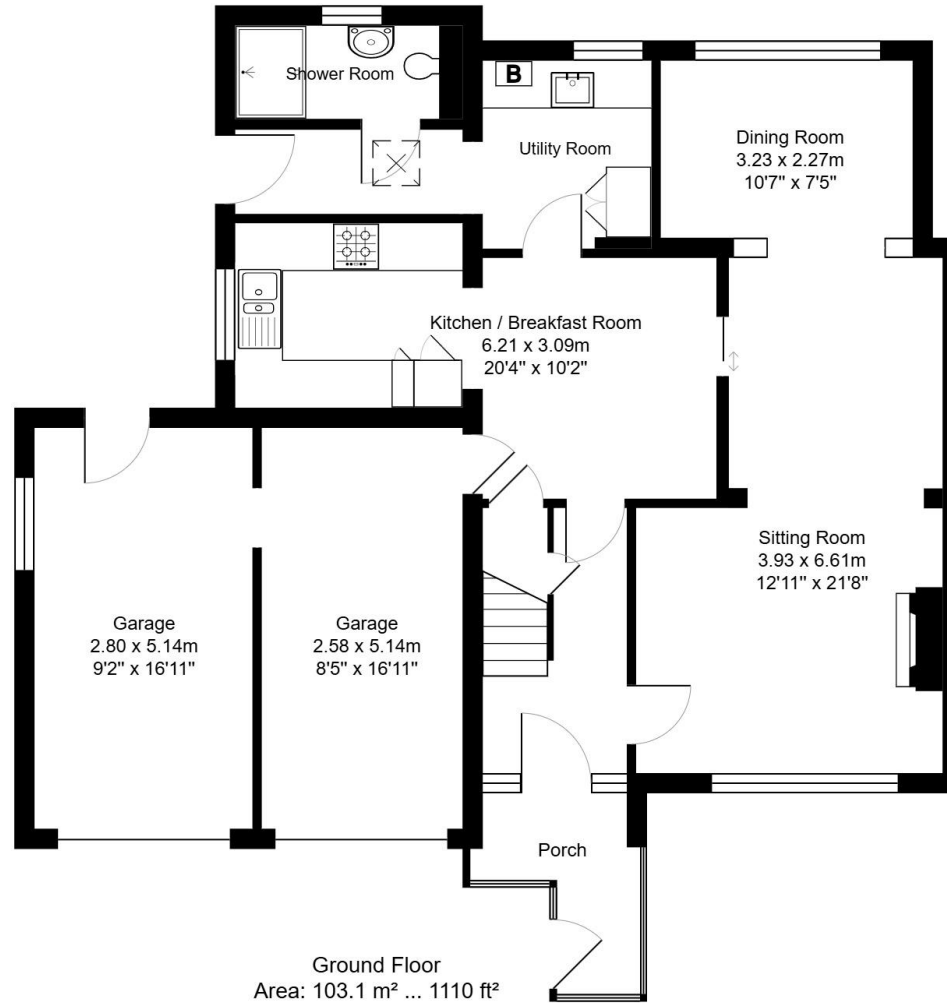
Council tax rating: Band D (£2,578.80 per annum)

Property address: Capilano, Lower High Street, Wadhurst, East Sussex TN5 6LR

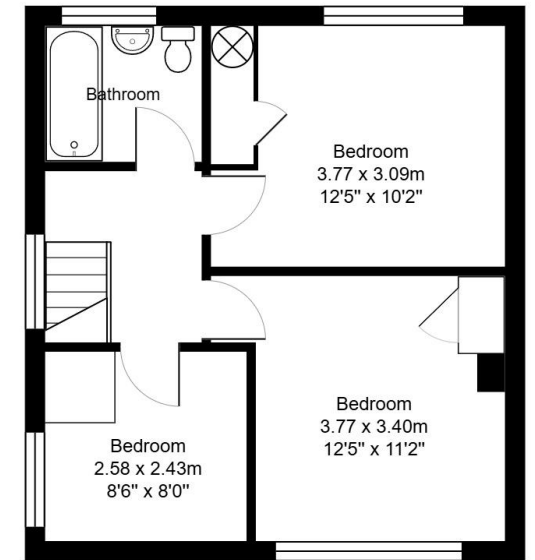




Total Area: 154.0 m² ... 1657 ft²
All measurements are approximate and for display purposes only.



(Not shown in actual location)
Area: 11.8 m² ... 127 ft²



First Floor
Area: 39.0 m² ... 420 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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