



**16 Western Road**

Sparrows Green, Wadhurst,  
East Sussex



An attractive 3-bedroom semi-detached Victorian house, which benefits from period features throughout, an excellent outbuilding and offers scope for enlargement, situated in a popular residential area within easy reach of amenities, schools and the station. NO CHAIN.

## Offers in excess of £550,000 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 Jemson'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:** 16 Western Road is a Victorian semi-detached house with attractive external elevations of brick beneath a tiled roof and attractive sash windows throughout. The house benefits from period features throughout including exposed original floorboards, fireplaces etc, good natural light and provides spacious, well-proportioned accommodation of approximately 1,235sq.ft/114.78sq.m. There is also excellent scope to enlarge the living space, if required.

The accommodation is arranged over three floors and includes an entrance hall with doors leading to: a sitting room with a bay window and an open fireplace and to a good-sized kitchen/dining room that extends to over 18ft and is fitted with a range of contemporary wall and base units with Corian work surfaces, range cooker with gas hob and space for appliances. The dining area has a fireplace fitted with a wood burner and there are French doors leading out to the garden. Stairs from the hall lead to the first floor where there are two double bedrooms – both with fireplaces – and the family bathroom, which has panelled walls and a freestanding bath. On the second floor there is a further good-sized double bedroom and an ensuite shower room.

To the front of the house there is a brick paved parking area with a retaining brick wall and area of front garden that is laid to lawn. A side gate gives access to the good-sized rear garden, which has a paved terrace outside the kitchen/dining room, a lawn with flower borders, and an excellent outbuilding/studio with a terrace to the front and French doors to a further area of garden at the rear. The outbuilding has a kitchenette and shower room.

**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:** 16 Western Road, Wadhurst, East Sussex TN5 6TX

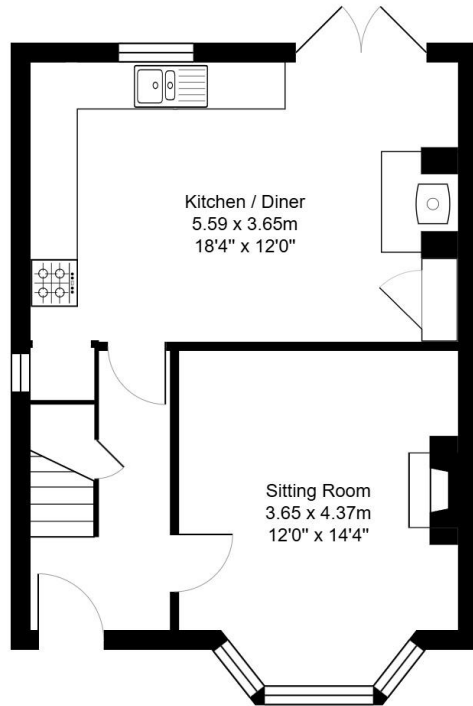


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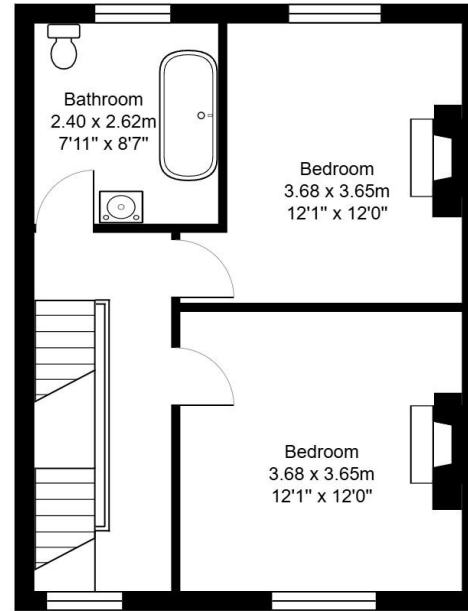
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



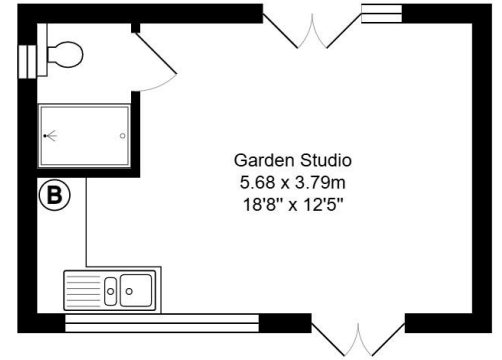
Total Area: 136.3 m<sup>2</sup> ... 1467 ft<sup>2</sup>  
 House: 114.8 m<sup>2</sup> ... 1235 ft<sup>2</sup>  
 Outbuilding: 21.5 m<sup>2</sup> ... 232 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



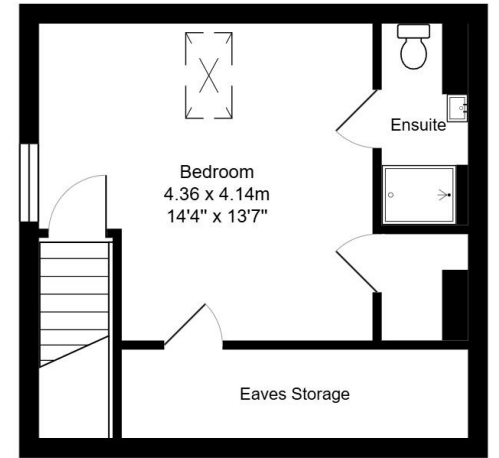
Ground Floor  
 Area: 42.9 m<sup>2</sup> ... 462 ft<sup>2</sup>



First Floor  
 Area: 41.5 m<sup>2</sup> ... 446 ft<sup>2</sup>



Outbuilding  
 Area: 21.5 m<sup>2</sup> ... 232 ft<sup>2</sup>



Second Floor  
 Area: 30.4 m<sup>2</sup> ... 327 ft<sup>2</sup>

#### 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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