



22 Crittles Court

Townlands Road, Wadhurst, East Sussex

A spacious 2 double bedroom terraced cottage with a private terrace, communal gardens and a garage, situated in a quiet tucked away position in the heart of the village within a few minutes' walk of the High Street. NO CHAIN.

Guide price £350,000 Leasehold

Situation: 22 Crittles Court is situated in a sought after and quiet development of houses and apartments (with a 55+ age covenant). The development is located in the heart of Wadhurst village and the property enjoys a delightful outlook over the communal gardens at the front and adjoining field at the rear, and is also within a few minutes' walk of the High Street, which offers an excellent range of shops and services for everyday needs including a Jempsons Local store and post office, a Co-Op store, a Morrisons Local store, butcher, green grocer, pharmacy, florist, book shop, cafes & coffee shops, public houses, restaurants, as well as a doctor's surgery and dentist.

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 mainline railway station lies approximately a mile distant and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is a regular bus service to Tunbridge Wells and 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.

Description: Completed in 1981, 22 Crittles Court is built with brick and decorative tile hung elevations beneath a tiled roof and double glazing and electric heating throughout. The accommodation is light and spacious and benefits from having plenty of storage and from having a private terrace garden, far reaching views and access to the lovely communal gardens.

The accommodation is arranged over two floors and includes on the ground floor; an airy entrance hall with an under stairs cupboard and stair-lift, a cloakroom/shower room, which also has a storage cupboard, a good-sized double aspect sitting room (extending to 19ft) with an opening to the dining room, which has a glazed door leading out to the private terrace. There is a kitchen/breakfast room fitted with an extensive range of wall and base units with plenty of space for appliances and a door leading out to the private terrace. On the first floor there are two double bedrooms - both have generous wardrobe cupboards - and there is also a bathroom with a large airing cupboard.

Outside, in addition to the private south facing terraced garden, there are well maintained mature communal gardens with various seating areas and a path leading to the gated entrance which gives access towards the village High Street. There is also a single garage and plenty of visitor parking.

Current lease: 150 years from 1981 (106 years remaining)

Services: Mains water and electricity

Local Authority: Wealden District Council (01892) 653311

Current service charge: £1,539 per quarter

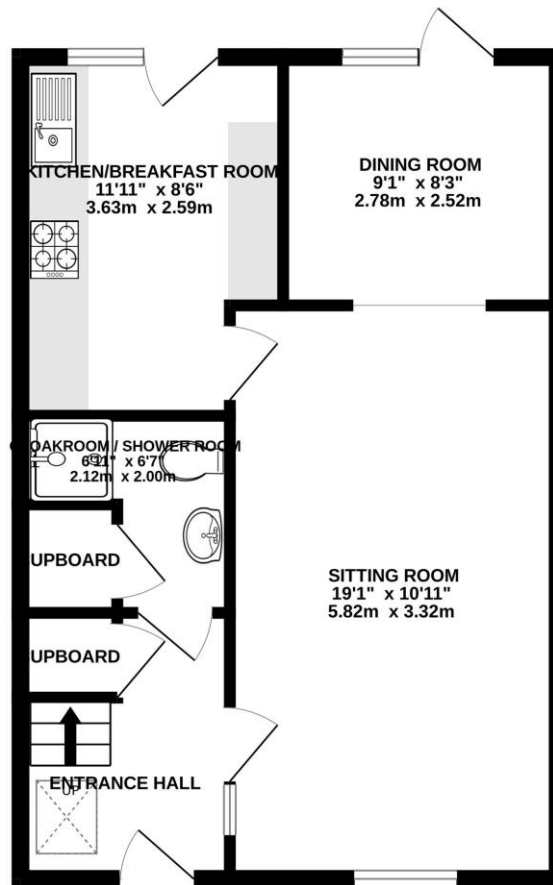
Current energy efficiency rating: D

Current council tax band: F

Property address: 22 Crittles Court, Townlands Road, Wadhurst, East Sussex TN5 6BY

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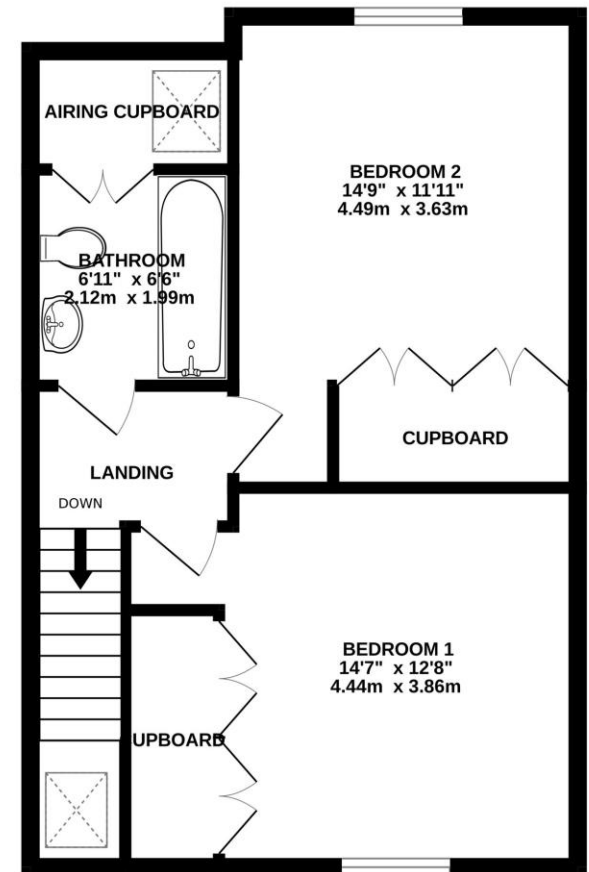
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground floor



First floor



Approximate internal area: 989 sq.ft / 92 sq.m

This plan is not drawn to scale and is for layout guidance 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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