

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are delighted to offer for sale this stunning, newly refurbished, semi-detached house situated in the much sought after village of Wadhurst close to local amenities, schools and transport links. The accommodation is arranged over three floors comprising of a spacious lounge, newly fitted kitchen/diner, three double bedrooms, newly fitted family bathroom, landscaped courtyard garden, double glazing and gas central heating.



1 Highbury Place
Wadhurst, TN5 6SN

£284,995

Hallway:

Wooden flooring, ceiling spotlight, stairs to first floor, doors to:

Lounge: 4.13m (13'5) into bay window x 3.55m (11'6):

Double glazed square sash bay window to front, radiator, power points, range of built-in storage cupboards.

Newly fitted Kitchen/Dinner: 3.42m (11'2) x 3.37m (11'1):

Double glazed French doors to rear, further double glazed window to rear, one and half bowl stainless steel sink unit with chrome mixer tap and side drainer, range of matching base and wall mounted units, integrated electric oven with four burner gas hob and stainless steel cooker hood over, integrated washing machine, space for fridge/freezer, radiator, ceiling spotlights, wooden flooring, power points.

Bedroom One: 3.64m (11'9) x 3.41m (11'2):

Double glazed sash window to front, radiator, power points.

Newly fitted first floor Family Bathroom: 3.47m (11'4) x 2.28m (7'5)

Frosted double glazed sash window to rear, low level concealed cistern wc, vanity wash hand basin with chrome mixer tap, panelled bath unit with chrome mixer tap and built-in shower over with tiled surround, wooden flooring, extractor fan, chrome heated towel rail, ceiling spotlights, unit house newly fitted "Vaillant" gas fired combination boiler.

Second floor Landing:

Double glazed window to side, doors to:

Bedroom Two: 3.62m (11'9) x 2.68m (8'8) into bay window narrowing to 2m (6'6):

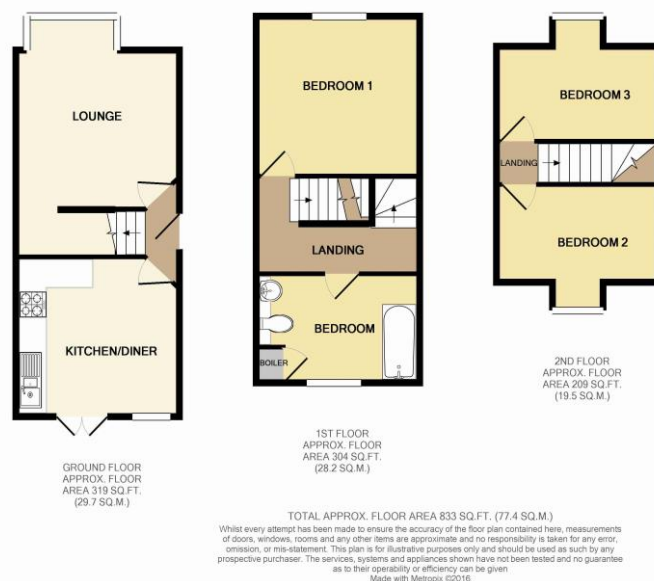
Double glazed bay window to rear, power points, radiator, door to eaves storage.

Bedroom Three: 3.62m (11'9) x 2.66m (8'7) into bay window narrowing to 2.1m (6'9):

Double glazed bay window to rear, power points, radiator, door to eaves storage.

Exterior: 4.22m (13'8) x 3.59m (11'8):

The landscaped rear garden commences with a patio area with the remainder being laid to shingle and a raised flower bed bordering. There is a pedestrian side gate and large brick-built storage shed (2.94m x 2.09m) providing ample storage.

Total Approx. Floor Area 833 SQ.FT. (77.4 SQ.M.)**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.