

19 Crittles Court  
Townlands Road, Wadhurst,  
TN5 6BY

**burnett's**  
Individual Property : Individual Service



A bright and spacious, superbly enhanced, triple aspect end of terrace house in the popular over 55s Crittles Court development just off the High Street in the centre of Wadhurst. Comprising; two double bedrooms, shower room, sitting room, dining room, kitchen, utility room, private courtyard garden, attractive communal gardens, garage en bloc and visitor parking. Vendors suited. EPC: D

**Guide Price £440,000 Leasehold**

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# 19 Crittles Court

Townlands Road, Wadhurst, TN5 6BY

Guide Price £440,000 Leasehold

This generously proportioned two bedroom end of terrace house has been the subject of an extensive refurbishment program via the present owners. Works completed include replacement windows, new individually controlled energy efficient radiators and state of the art hot water system, improved loft insulation, new consumer unit and upgrades to the electrics, new kitchen, shower room and utility room, new flooring throughout and new sliderobes in the bedrooms. It really is a property ready to move straight into.

Crittles Court is a popular development for the over 55s, located just behind the High Street, within easy reach of the town's many amenities. The attractive half tile hung houses and flats are arranged in a square around beautifully maintained gardens with areas to sit and relax or meet with neighbours/friends.

This house comes with a fenced private courtyard to the rear with a paved patio and enjoys an outlook to the rear over a field and over the communal gardens to the front.

The house comes with a single garage en bloc with power and lighting laid on.

Internally, the property presents extremely well to include:

- A triple aspect sitting/dining room, partially partitioned, with French doors to the rear terrace
- A sleek new kitchen with integrated induction hob, extractor hood, fan oven and microwave combination oven. There is also space for a tall fridge freezer and dishwasher. The kitchen has a part-glazed door to the rear terrace and engineered wood flooring.
- A utility room in similar style to the kitchen, with downstairs toilet and space for a washing machine.
- Generous double aspect principal bedroom with sliderobes.
- A good sized second double bedroom with an outlook over the field to the rear, sliderobes and a fitted desk/dressing table and shelving/cupboard unit.
- A newly installed fully tiled shower room with walk-in shower cubicle and Skylight providing natural light.

There is also useful under-stairs storage space in the hallway and a good sized loft with fixed loft ladder and boarding, which has recently had more insulation added.

There is a laundry facility on site and a guest suite provides comfortable accommodation for family and friends.

Wadhurst High Street is easily accessible via a walkway through the development, which comes out opposite out office. The High Street offers an abundance of facilities including a local Jemson's supermarket with post office facilities, cafes, butcher, pharmacy, doctors' surgery, dentist, opticians, hairdressers, library, book shop and more. The town has a very caring community and there are several clubs and social activities to attend/get involved with including a community cinema, bingo, pilates, a monthly farmers market and annual events like fireworks and Christmas fayres.

There is a good local bus service linking Wadhurst to Tunbridge Wells and Hawkhurst and also to the rail station where you can catch a train to London from (London Bridge in around 55 minutes).

The area is designated as one of outstanding natural beauty and the surrounding countryside offers miles of walking opportunities, including around nearby Bewl Water Reservoir.

## **Lease Information:**

There is the remainder of a 150 year lease from 29<sup>th</sup> September 1981 (108 years) with a peppercorn ground rent and Quarterly service charge of £1402.

## **Material Information**

Wealden District Council. Tax Band F (rates are not expected to rise upon completion).

Mains electricity, water and sewerage.

The property is believed to be of brick construction with half-tile hung elevations and a tiled roof.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the AONB.

The title has easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a low risk of flooding.

Broadband coverage: According to Ofcom, superfast broadband is available to the property.

There is mobile coverage from various networks.

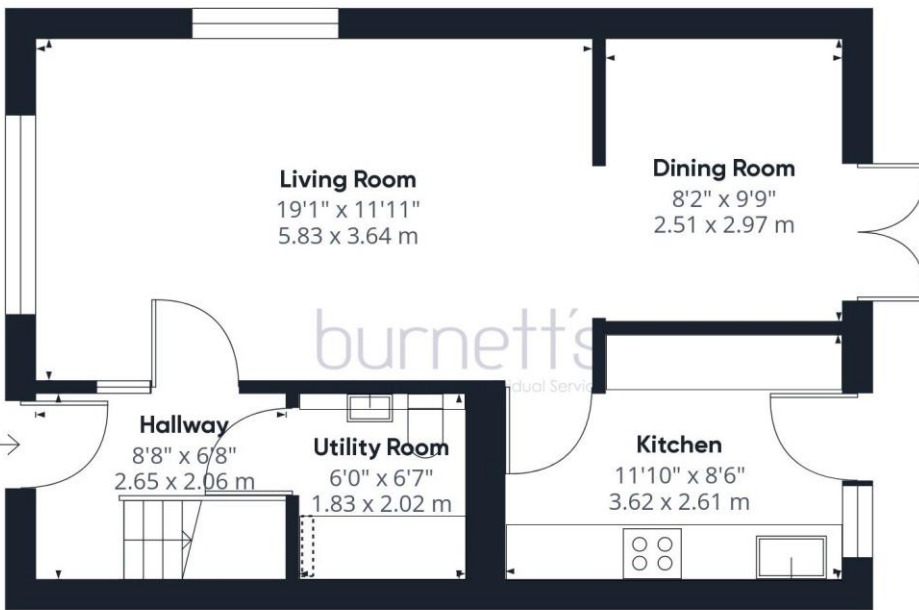
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property has step free access to the ground floor.



Floor 1



Ground Floor



**Approximate total area<sup>(1)</sup>**

965.48 ft<sup>2</sup>

89.7 m<sup>2</sup>

**Reduced headroom**

13.1 ft<sup>2</sup>

1.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

