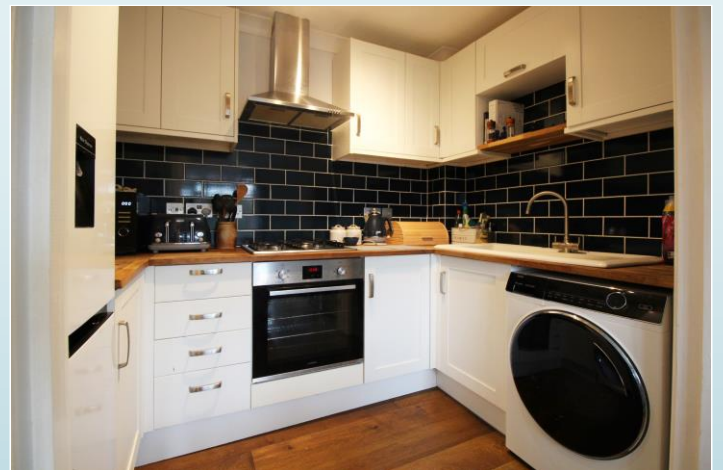


53 Little Park  
Durgates, Wadhurst, TN5 6DL

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



Tucked away in a popular development in the Durgates area of Wadhurst, with amenities nearby and only about 1 mile from the station, this modern terraced house offers two bedrooms, a bathroom, loft storage and an open plan kitchen/living room, plus an allocated parking space. EPC rating C  
**Offers in Excess of £280,000 Freehold**

**Mayfield Office**

3 Church View House, High Street,  
Mayfield, TN20 6AB  
01435 874450  
mayfield@burnetts-ea.com

**Wadhurst Office**

Clock House, High Street,  
Wadhurst, TN5 6AA  
01892 782287  
wadhurst@burnetts-ea.com



# 53 Little Park

Durgates, Wadhurst, TN5 6DL

Offers in Excess of £280,000 Freehold

Tucked away towards the rear of Little Park, which is a development of similar houses and flats in the Durgates area of Wadhurst, arranged around a central private car park with communal verges, this property comprises a staggered terraced house with brick and half-tile hung elevations under a tiled roof, with double glazing.

Entering through the front door, there is a useful lobby area for hanging coats and storing shoes. A further door opens into the main reception room, which has casement windows to the front, stairs to the first floor with understairs storage cupboard, oak flooring and double glass pane doors to the kitchen.

The kitchen was refitted in the last 5 years and provides a range of modern white units with contrasting dark tiled splashbacks and woodblock worktops with ceramic sink and drainer, integrated oven, hob and extractor. There is space for a freestanding fridge freezer and washing machine.

Arranged over the first floor are two bedrooms and a bathroom. Both the bedrooms have windows looking out to the front and have built-in wardrobes.

The bathroom is fitted with a white suite including a panelled bath with wall mounted shower over and tiled surround, WC and washbasin.

There is an additional cupboard on the landing and access to the loft, which also offers a good amount of storage space.

The property comes with an allocated parking space in the communal car park, close to the house. There are also bin stores and bike racks on site.

Within close proximity to Little Park there is a local convenience store, garage with further shop, hairdressers and the Sacred Heart Catholic Church and Prep School. Within half a mile there is a slightly larger convenience store and the local nursery and primary school, and within three quarters of a mile is the centre of Wadhurst, which offers a wide range of amenities including cafes, a traditional butcher, pharmacy, post office and much more.

The rail station is just under 1 mile away with services to Hastings and London (London Bridge in about 55 minutes). There is a bus stop close by with services to the station, Tunbridge Wells and Hawkhurst.

The surrounding countryside is designated as one of Outstanding Natural Beauty and there are many miles of footpaths to enjoy through rolling

countryside and woodland. Bewl Water reservoir and Bedgebury Pinetum are particular nearby attractions.

Wadhurst has a very friendly community spirit and there are many clubs and activities to get involved with should you so wish.

## Material Information

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

Mains Gas, electricity, water and sewerage.

Service charge: £384 per annum

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 High Weald AONB. The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of river/sea flooding here but a medium risk of surface water flooding (between 1 and 3.3%).

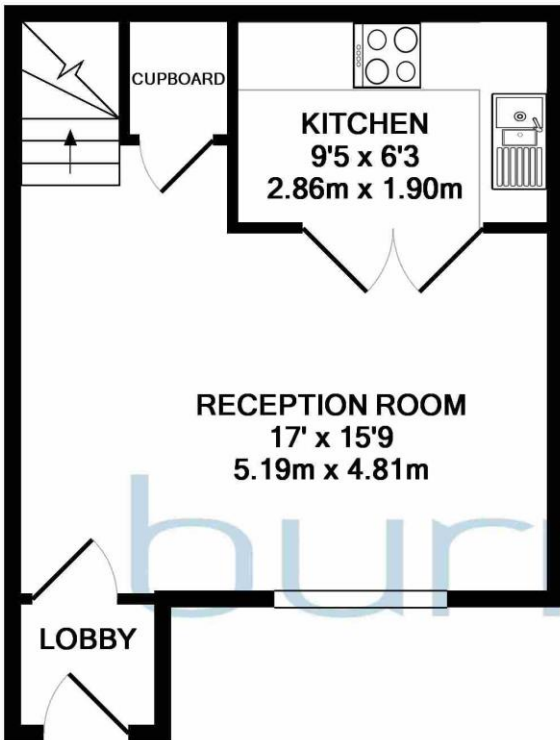
Broadband coverage: Ofcom suggests that Superfast broadband is available to this property.

There is mobile coverage from various networks.

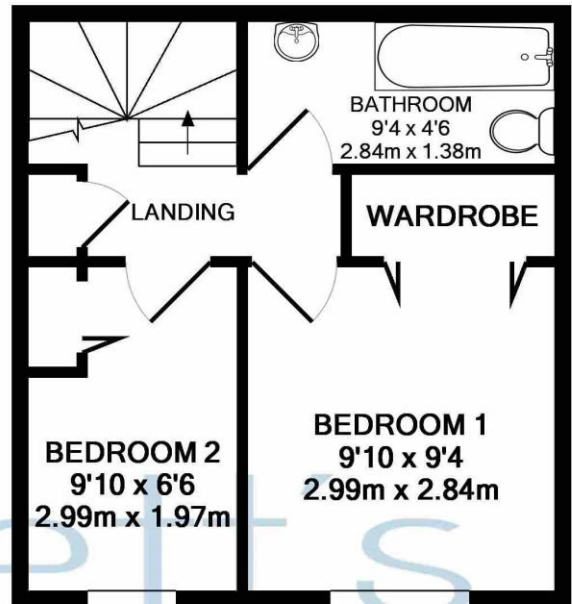
We are not aware of any mining operations in the vicinity.

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.



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 286 SQ.FT.  
 (26.5 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 269 SQ.FT.  
 (25.0 SQ.M.)



53, LITTLE PARK, WADHURST. TN5 6DL  
 TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

