

9 Crittles Court
Townlands Road, Wadhurst,
TN5 6BY

burnett's
Individual Property : Individual Service



A beautifully presented mid terrace house for the over 55s, offering bright and spacious accommodation throughout comprising, two double bedrooms (both with en-suites), large living room, dining room, modern kitchen, shower room, private garden terrace, single garage, and all within striking distance of Wadhurst village shops and amenities. No chain.

EPC rating: C

Price Guide: £425,000 Leasehold

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



9 Crittles Court

Townlands Road, Wadhurst, TN5 6BY

Price Guide: £425,000 Leasehold

This delightful mid terrace house sits within the sought-after development Crittles Court, situated in the heart of Wadhurst village within easy walking distance to shops, amenities and transport services.

The communal gardens are beautifully maintained and include lawned sections with an abundance of vibrant shrub and flower borders, all of which can be enjoyed from the designated seating areas.

Inside, the bright and welcoming entrance hall includes doors to living room and shower room, and a staircase to the first floor landing with a very useful under stairs storage cupboard.

The stylish shower room comprises an enclosed shower cubicle, part tiled walls, vanity unit with sink atop, WC, towel radiator, large storage cupboard and inset lighting.

The generous sized living room boasts plenty of natural light and consists of a decorative marble effect fireplace, window to front aspect, door to kitchen and large opening through to the dining room with double glazed window and door to rear terrace.

The modern and well equipped kitchen comprises an array of wall and base cupboards, worktops, ceramic sink and drainer with mixer tap over, integrated split level electric oven and grill, ceramic hob, part tiled walls, space for washing machine and upright fridge freezer, inset lighting, window and part glazed door to rear terrace.

The first floor landing accommodates two large double bedrooms, both with en-suites.

Bedroom one is a light and airy double with built in wardrobes, shelving and windows to front aspect. This room enjoys an en-suite shower room with shower cubicle, part tiled walls, vanity cupboard with sink atop WC, heated towel radiator and inset lighting.

Bedroom two, yet another bright and good sized double, includes built in wardrobes and window to rear aspect. This room also benefits from having an en-suite, comprising a panelled bath with hand shower attachment, vanity unit with sink atop, WC, part tiled walls, heated towel radiator, airing cupboard and Velux window.

Outside the property benefits from its own private garden terrace, a single garage plus additional visitor parking.

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

9 Crittles Court is located just off the High Street in Wadhurst which is a very pretty and characterful village with a pretty, predominantly Period High Street in an Area of Outstanding Natural Beauty which has much to offer. Wadhurst also offers Churches of various denominations within a good and strong community.

From a social point of view there are many choices to be made from Period Inns, Gastro Pubs, Restaurants, Cafes, an Art Gallery and many other Societies and Clubs.

From a shopping perspective there is a very good local supermarket and Post Office, a family run Butchers, Florist, Chemist, Delicatessen, Greengrocer, Hairdresser, Ladies Outfitters, and an excellent Library and Book shop. Wadhurst also benefits from a very good local Doctors and Dentist Practice.

There is an excellent choice of education and care from Nurseries and Primary Schools through to Secondary schools, for both boys and girls, in the private and state sector. Nearby leisure facilities include tennis, an excellent children's playground and a Community Sports Centre. There is also great access to an abundance of footpaths to fields, woods and Bewl Reservoir.

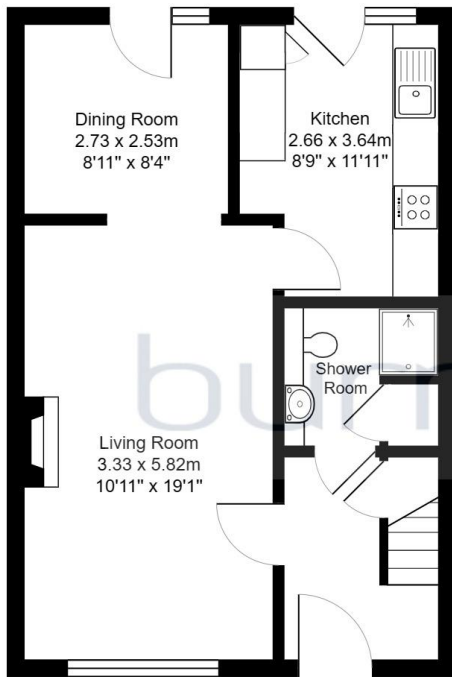
Approximately six miles North of Wadhurst is the lovely Spa town of Royal Tunbridge Wells, with its fabulous shopping and beautiful Regency style paved Pantiles area, Theatres and various other leisure facilities. This town also has very high achieving grammar schools.

Railway stations can be found at Wadhurst (1.5 miles), Stonegate (2.5 miles), and Tunbridge Wells (10 miles). These provide a fast and regular service to London Charing Cross, London Bridge and Cannon Street. A regular bus service operates to Tunbridge Wells. Also, within 45 minutes of Wadhurst there is the Coast with all that it has to offer.

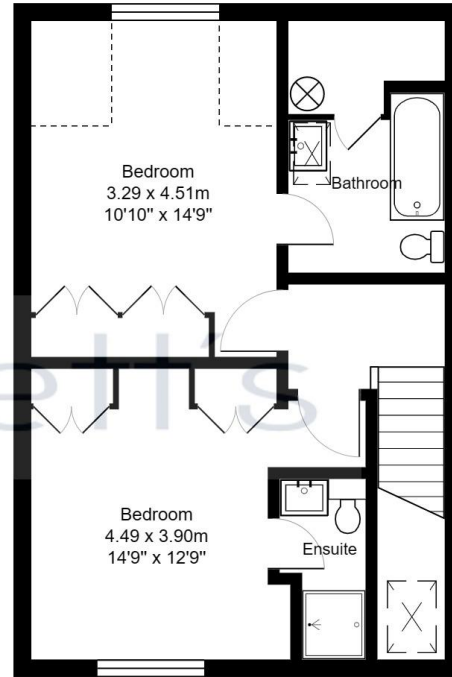
Council Tax Band: F
Mains electricity, water and drainage.

Lease Information:

There is the remainder of a 150 year lease from 29th September 1981 (108 years) with a peppercorn ground rent and Quarterly service charge: £1,304.



Ground Floor
Area: 47.2 m² ... 508 ft²



First Floor
Area: 47.5 m² ... 511 ft²

Total Area: 94.7 m² ... 1020 ft²

All measurements are approximate and for display purposes only



Energy performance certificate (EPC)

9 Crittles Court
Townlands Road
WADHURST
TN5 6BY

Energy rating

C

Valid until: 28 February 2033

Certificate number: 0224-1206-6407-4497-1000

Property type

Mid-terrace house

Total floor area

95 square metres



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www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287

Lettings: 0845 873 7493

