

25 Crittles Court
Townlands Road, Wadhurst,
TN5 6BY

burnett's
Individual Property : Individual Service



A beautifully decorated, predominantly south-facing, corner terrace house for the over 55s within a short walk of all the amenities Wadhurst has to offer. Comprising, three double bedrooms (one ground floor), large living room, dining room, kitchen, ground floor bathroom, first floor shower room, private wrap-around garden and a single garage. The development has a communal garden and on-site warden. EPC rating: D

Guide Price £450,000 Leasehold

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25 Crittles Court

Townlands Road, Wadhurst, TN5 6BY

Guide Price £450,000 Leasehold

This is one of the largest houses available in Crittles Court, offering three double bedrooms including one on the ground floor with adjoining bathroom. It benefits from a tucked-away corner plot, allowing for a double aspect to the South and East, with wrap-around garden and elevated views.

The property is located within the sought-after development of Crittles Court, in the heart of Wadhurst, within easy walking distance of the 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 designated seating areas.

Internally the property has been recently redecorated and has had various upgrades to the electrics. It is considered further improvements could be made, such as updating the kitchen, a few of the windows and radiators.

All three double bedrooms have built-in wardrobes. The largest first floor bedroom has been partitioned to provide a storage room/ occasional 4th bedroom (this could easily be removed if not required). There is also good built-in storage in the hallway, landing and in the loft.

The generous living room boasts plenty of natural light and is open plan to the dining room, which in turn has a door out to the garden. The sitting room has built-in cupboards and shelving and a big window looking out over the garden.

The kitchen is still fitted with the original wall and base units, integrated oven, grill, hob and extractor hood. There is space for a fridge freezer, washing machine and dishwasher and the current owner also has a tumble dryer in the covered porch just outside the kitchen.

Outside the property benefits from its own private wrap-around fenced terrace, a single garage en bloc with power and lighting. There is also visitor parking.

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

Crittles Court is located just off the High Street in Wadhurst, which is a very pretty and characterful market town located in the High Weald Area of Outstanding Natural Beauty. The town offers Churches of various denominations and a real sense of community. There are Cafes, an Art Gallery and many Societies and Clubs to get involved with. The

local Commemoration Hall hosts social events, theatre productions and cinema evenings.

From a shopping perspective there is a very good local supermarket with 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 weekly farmers market and a good local Doctors and Dentist Practice.

There is a Community Sports Centre with gym and various classes such as pilates. There is also an abundance of footpaths accessible nearby leading out the surrounding fields, woodland 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.

A regular bus service operates from Wadhurst to Tunbridge Wells (via Wadhurst station, with rail links to London and Hastings). It also links to the neighbouring village of Ticehurst and beyond to the larger town of Hawkhurst. The South Coast is only about a 45 minute drive away.

Material Information:

There is the remainder of a 150 year lease from 29.9.1981 (107 years remaining) with a peppercorn ground rent and Quarterly service charge: £1,451.50.

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

Mains electricity, water and drainage.

The property is believed to be of brick construction with half-tile-hung elevations and a tiled roof. There is a mixture of wood framed and UPVC double glazed windows, including timber clad dormer windows to the first floor.

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

The property does not fall within the conservation area. According to the Government Flood Risk website, there is a low risk of flooding. We are not aware of any mining operations in the vicinity.

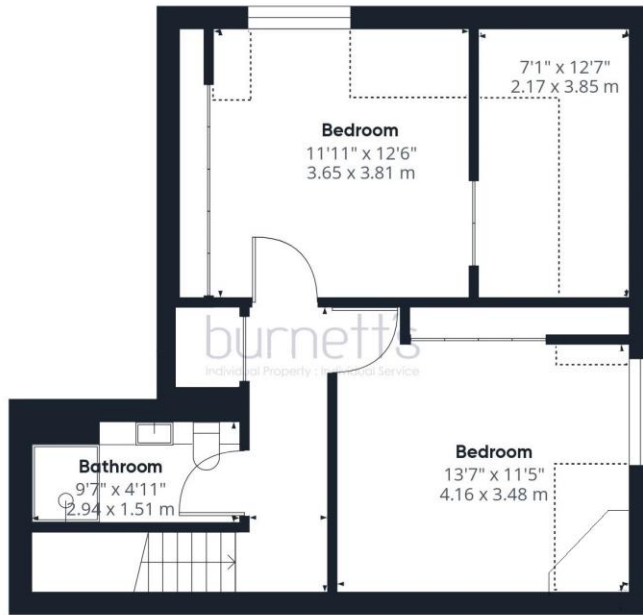
The title makes reference to easements, we suggest you seek legal advice on the title.

Broadband coverage: Ofcom suggests that Superfast broadband is available at the property.

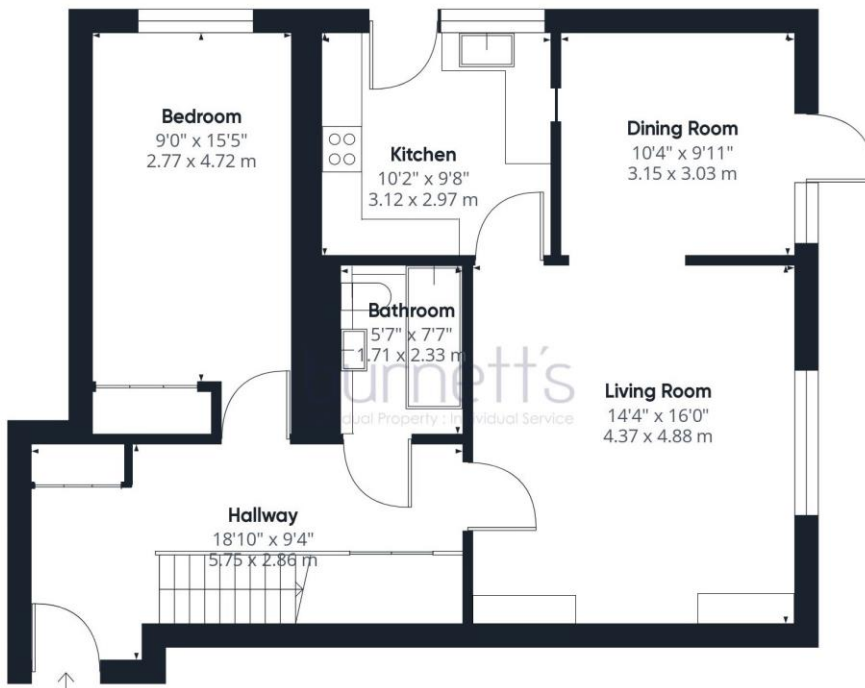
There is mobile coverage from various networks.

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

The property has step free access.



Floor 1



Ground Floor

Approximate total area⁽¹⁾

1352.33 ft²
125.64 m²

Reduced headroom

98.07 ft²
9.11 m²



(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		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

