



**6 GEORGE STREET**  
SPARROWS GREEN, WADHURST, EAST SUSSEX, TN5 6TB



**Lambert  
& Foster**

## 6 GEORGE STREET, SPARROWS GREEN, WADHURST, EAST SUSSEX, TN5 6TB

Situated on a sought-after private road in the popular Sparrows Green area of Wadhurst, this well-presented four-bedroom end of terrace home has been recently renovated and is offered to the market chain free. Located on George Street, a prestigious and quiet private residential road, the property is within just a few minutes' walk of Sparrows Green recreation ground, the local primary school, and the array of amenities on offer in Wadhurst village itself.

ASKING PRICE £645,000 FREEHOLD



### DESCRIPTION

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The property is a spacious and bright 1930s terraced house that is offered to the market in excellent condition throughout. In addition to four bedrooms the property also offers off-street parking and private front and rear gardens.

The accommodation is arranged over two floors and provides well-balanced living space. On the ground floor there is a generous double aspect sitting room with doors leading directly to the rear garden along with a spacious open plan kitchen and dining room creating an ideal space for modern family living and entertaining. The kitchen is fitted with a range of wall and floor units and enjoys views over the rear garden, with direct access outside. A useful cloakroom completes the ground floor.

On the first floor there are four bedrooms arranged around a central landing together with a well-appointed modern family bathroom.



## DESCRIPTION

Outside, the property benefits from both front and rear gardens. The rear garden has been attractively landscaped with a paved terrace, lawn and planted borders, providing an excellent outdoor seating and entertaining area. There is also a shed. The front garden offers additional outdoor space and there is the advantage of off-road parking.

The property is in the much sought-after village of Wadhurst and within walking distance of Wadhurst mainline train station with direct links to London and the village amenities. The village High Street offers a plethora of shops and services including a supermarket and post office, butcher, bookshop, doctors' surgery, dentist and primary school as well as Uplands Community College and Sports Centre. Uplands school also provides a gym and fitness classes while further afield there is Knowle Grange, a private members club with outdoor swimming pool and brand-new gym and spa facilities. The area is well served by schools and outdoor pursuits, with the surrounding countryside providing numerous walking opportunities. Wadhurst mainline station offers regular services to London.





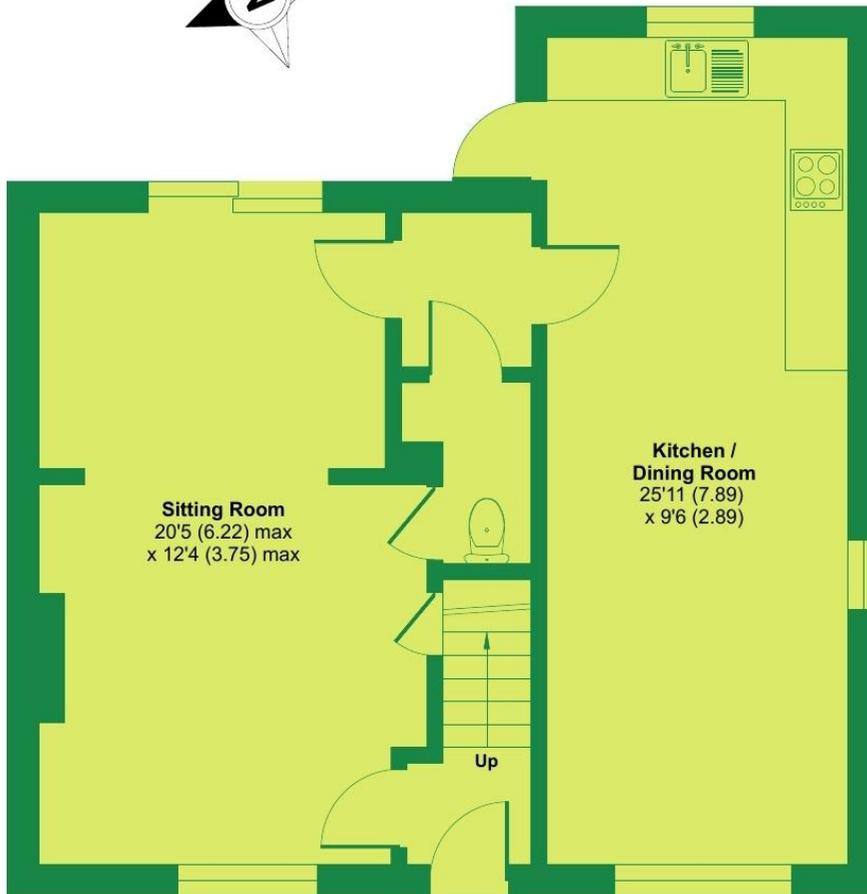
## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

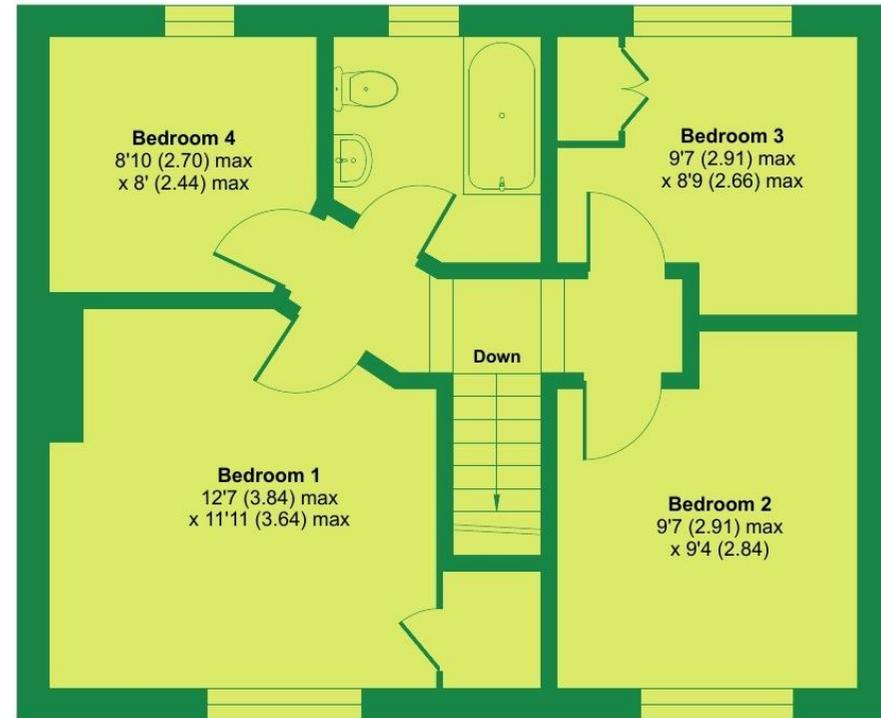
# 6 George Street, Sparrows Green, Wadhurst, TN5 6TB

Approximate Area = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





**VIEWING:** By appointment only. **Sussex Office:** 01435 873999.

**WHAT3WORDS:** ///FORGE.BRAVO.SHOPS

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band C **EPC:** D (63)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations & tiled roof

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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