



**2 WELLINGTON PLACE**  
SPARROWS GREEN, WADHURST, EAST SUSSEX, TN5 6SW



**Lambert  
& Foster**

WADHURST STATION 1.3 MILES | TUNBRIDGE WELLS 6.6 MILES | GATWICK AIRPORT 29.4 MILES

## 2 WELLINGTON PLACE, SPARROWS GREEN, WADHURST, TN5 6SW

A spacious and bright three-bedroom Victorian mid-terrace with cellar and garden, positioned in the ever-popular Sparrows Green area of Wadhurst. This wonderful property offers well-proportioned accommodation arranged over four floors, offering character, flexibility and scope to enhance.

ASKING PRICE £395,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this spacious and bright three-bedroom Victorian mid-terrace with cellar and garden, positioned in the ever-popular Sparrows Green area of Wadhurst. This wonderful property offers well-proportioned accommodation arranged over four floors, offering character, flexibility and scope to enhance.

This attractive red-brick home sits within a sought-after residential setting on the edge of Wadhurst, combining period charm with practical living space, including a useful basement and loft room. The ground floor provides a comfortable sitting room to the front with good ceiling height and natural light, leading through to a large dining room ideal for entertaining. To the rear, the kitchen is fitted with a range of units and work surfaces, with outlook over and access to the garden.

A staircase rises to the first floor where there are two bedrooms, including a generous principal bedroom spanning the full width of the house, together with a family bathroom. A further staircase leads to the second-floor loft room, offering an excellent third bedroom or home office, subject to individual requirements. The property also benefits from wonderful countryside views from the upper floors.

On the lower ground floor is a substantial cellar, providing valuable storage or potential for further improvement (subject to the necessary consents).



## DESCRIPTION

Externally, the property benefits from an enclosed rear garden, offering a manageable outdoor space with scope for landscaping and alfresco dining.

Sparrows Green is regarded as one of Wadhurst's most desirable locations, within easy reach of local amenities, well-regarded schools and Wadhurst mainline station with services to London. The surrounding countryside is readily accessible, providing a balance of village living and rural outlook.

- Three bedrooms
- Cellar
- Garden
- Four floors
- Far reaching views
- Excellent location





## FLOORPLANS

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

# 2 Wellington Place, Sparrows Green, Wadhurst, TN5 6SW

Approximate Area = 1438 sq ft / 133.5 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 1452 sq ft / 134.8 sq m

For identification only - Not to scale





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

**WHAT3WORDS:** ///MAKING.MAILBOXES.NEARLY

**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 D **EPC:** D (67)

**ROW:** A right of way exists for the neighbour over rear

**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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