



# Lambert & Foster



## WADHURST, EAST SUSSEX

5 FAIRGLEN ROAD | WADHURST | EAST SUSSEX | TN5 6JN

*A beautifully presented brick terraced cottage on a quiet rural road with outlook over far reaching views and countryside. The character accommodation comprises lounge with open fireplace, dining room with wood burner, kitchen, two bedrooms, spacious bathroom and attic studio complemented by a rear terraced garden.*

Guide Price £380,000

FREEHOLD



## 5 FAIRGLEN ROAD

FAIRGLEN ROAD | WADHURST | EAST SUSSEX | TN5 6JN

5 Fairglen Road is a well presented, terraced cottage circa 1900's. The character accommodation is arranged over three floors with features including a sitting room with decorative working fireplace, doorway into to the dining room with wood burner and open access into the fitted kitchen with quarry tiled floor. Two bedrooms are arranged over the first floor with spacious family bathroom. An attic room offers light and airy space for a studio or office.

Outside, there is a pretty court yard with a brick built shed with pathway up to the terraced gardens above. From the top there is an amazing view over the countryside towards Frant. The surrounding countryside is within the Area of Outstanding Beauty with a network of local walks.

Wadhurst mainline station is an approximate 20 minute walk or 5 minute drive with frequent services to London Bridge and Charing Cross. Local amenities in Wadhurst include Jempson's local store, butcher, baker, pharmacy and post office along with numerous coffee shops and restaurants. There is both primary and secondary education within the village.



- Total floor area approximately 847sq ft / 78.8sq m
- Sitting room
- Dining room
- Fitted kitchen
- Two bedrooms
- Spacious family bathroom
- Attic room ideal for studio or office
- Courtyard and terraced garden
- Wadhurst mainline station 4 miles distance
- Primary and Secondary school

## DIRECTIONS

From the centre of Wadhurst follow the B2100 in the direction of Mayfield. As you reach Best Beech Hill take a sharp right turn into Fairglen Road. 5 Fairglen Road will be found on the right hand side.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Mains gas fired central heating with Combi boiler

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band D **EPC:** D (83)

## VIEWING

By appointment only.

**Wadhurst Office:** 01435 873 999

**Agent note:** Section 21 of the Estate Agents Act 1979 this property is owned by a member of staff.

## FLOORPLANS

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

### 5 Fairglen Cottages, Fairglen Road, Wadhurst, TN5 6JN

Approximate Area = 847 sq ft / 78.6 sq m (excludes boiler)

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 875 sq ft / 81.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lambert and Foster Ltd. REF: 1076301

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