



# 125

— YEARS OF —

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**FOR SALE**

01435 873 999



**24 BREWER STREET**  
LAMBERHURST, KENT, TN3 8DN



**Lambert  
& Foster**

TUNBRIDGE WELLS 8 MILES | GATWICK 40 MILES | WADHURST STATION 5 MILES

## 24 BREWER STREET, LAMBERHURST, KENT, TN3 8DN

A beautiful four-bedroom family home in excellent condition throughout with a large rear garden and wonderful views across the surrounding countryside located in the charming village of Lamberhurst with private parking.

**ASKINGPRICE £600,000 FREEHOLD**



### DESCRIPTION

Lambert & Foster are proud to bring to market this beautifully presented four-bedroom family home with off-street parking, front and rear gardens and countryside views located in an ideal position in the popular village of Lamberhurst.

This stunning, unlisted period property has been renovated throughout yet retains a wealth of character charm. The property, which features underfloor heating, has more than 1330 square feet of internal living space and is set over three floors. On the ground floor you find an open-plan kitchen/dining room, sitting room and cloakroom. On the first floor there are three bedrooms and a family bathroom while a further bedroom can be found on the second floor.

The open-plan kitchen/dining room is a wonderful space and features bespoke wall and floor cabinets, skylights allowing natural light to flood in and has doors leading directly to the garden. The adjacent sitting room is a well-proportioned space with a log burning stove.

The family bathroom is fully appointed with a bath and a shower and modern fixtures and fittings while the top bedroom features fitted wardrobes.

## DESCRIPTION CONT.

Outside, the property has attractive gardens to the front and to the rear. The rear garden is of an excellent size with a patio area, ideal for entertaining al-fresco, which leads on to a large lawn. To the front is mainly laid to lawn with a parking area.

The property is in the popular village of Lamberhurst in Kent and is offered to the market chain free.

- Four bedrooms
- Parking
- Countryside views
- Village location
- Unlisted
- Large garden



## FLOORPLANS

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

# 24 Brewer Street, Lamberhurst, Tunbridge Wells, TN3 8DN

Approximate Area = 1331 sq ft / 123.6 sq m

For identification only - Not to scale





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

**WHAT3WORDS:** ///SAUNAS.RIVERBED.REVEALING

**TENURE:** Freehold

**SERVICES & UTILITIES:**

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

**Sewerage:** Mains **Heating:** LPG

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

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

**COUNCIL TAX:** Band E **EPC:** E (48)

**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 elevation with 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.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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