



125

— YEARS OF —

**Lambert
& Foster**



LODGE FARM
LONDON ROAD, HURST GREEN, EAST SUSSEX, TN197QP



**Lambert
& Foster**

GATWICK AIRPORT 37 MILES | TUNBRIDGE WELLS 15 MILES | ETCHINGHAM STATION 1.5 MILES

LODGE FARM, LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7QP

An attractive three-bedroom semi-detached family home in need of modernisation with a large plot of approximately 0.54 acres (TBV) with an outbuilding and the option to purchase an additional 14.66 acres (TBV) by separate negotiation in a convenient position in Hurst Green.

ASKING PRICE £495,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this semi-detached three-bedroom family home in approximately 0.54 acres (TBV) with a large driveway and ample parking and the opportunity to purchase an additional 14.66 acres (TBV) by separate negotiation located in a convenient position in Hurst Green.

This late Victorian period property, which has more than 1700 sq. ft. of internal living space, is set over three floors and includes, on the ground floor, a kitchen, two utility rooms, dining room, sitting room and cloak room. On the first floor you find three bedrooms and a family bathroom while on the second floor is a large loft room.

The property is presented to market in need of modernisation and would make the ideal property for those wishing to embark on a renovation project. The property has huge potential to extend as required, subject to the necessary permissions.

The property is offered to market chain free.

DESCRIPTION CONTINUED

Outside the property benefits from front and rear gardens extending to 0.54 acres (TBV). The front garden is mainly laid to lawn with a pebble driveway leading to the side of the house with ample parking for several cars.

To the rear is a patio and large garden mainly laid to lawn. In the rear garden is a brick built detached outbuilding.

To the rear of the garden is 14.66 acres of land comprising of pasture, woodland and a pond which is available by separate negotiation at Asking Price £220,000.

- Three bedrooms
- 0.54 acres (TBV)
- Ample parking
- Chain free
- Additional 14.66 acres (TBV) by separate negotiation
- Outbuilding



FLOORPLANS

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

Lodge Farm, Hurst Green, TN19 7QP

Approximate Area = 1702 sq ft / 158.1 sq m

Outbuilding = 146 sq ft / 13.6 sq m

Total = 1848 sq ft / 171.7 sq m

For identification only - Not to scale





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

WHAT3WORDS: ///LUCKY.FORGIVING.MOODS

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Private **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.rother.gov.uk

COUNCIL TAX: Band D **EPC:** D (56)

COVENANTS: Covenants Relate to this property please contact the office for more information.

FLOOD & EROSION RISK:

Visit 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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