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Individual Property : Individual Service









No Chain – A one bedroom first floor flat situated within a Grade II Listed block of nine flats in the pretty village of Lamberhurst, within a short distance of local shop / post office, tea room, pub and golf course, with a communal garden and allocated parking space. EPC: F

## Guide Price: £175,000 - Leasehold

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Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
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# Flat 8, Stair House

## School Hill, Lamberhurst, Tunbridge Wells, TN3 8HX

## Guide Price £175,000 - Leasehold

Built in 1889 Stair House is a Grade II Listed former residential property converted in the 1980s into nine unique flats.

Flat 8 is a one bedroom flat located on the first floor, accessed via the main, front entrance with intercom entry system and communal lobby with automatic sensor lighting.

Inside, the accommodation is arranged off a split-level hallway with useful built-in storage cupboards.

The generous living room has a high ceiling and a large oriel, secondary glazed, sash-hung window looking out to front over the beautiful Grade II* listed Coggers Hall to the front.

The kitchen, located just off the sitting room, is fitted with white wall and base units with worktop over and tiled splashback, incorporating a sink and drainer, electric hob with extractor over, integrated electric oven, space for freestanding fridge / freezer and washer / dryer. Vinyl, wood effect flooring.

The bathroom, located off the inner hallway, is fitted with a white suite comprising a panelled bath with shower over, WC and wash basin and electric towel rail. Vinyl wood effect flooring.

The bedroom will accommodate a double bed and has a secondary glazed, lead light, dormer window to the front.

The flat comes with an allocated parking space to the rear, accessed off Morland Drive, and there is a pretty, communal garden to the rear of the building. There is plenty of unrestricted parking in the village for guests.

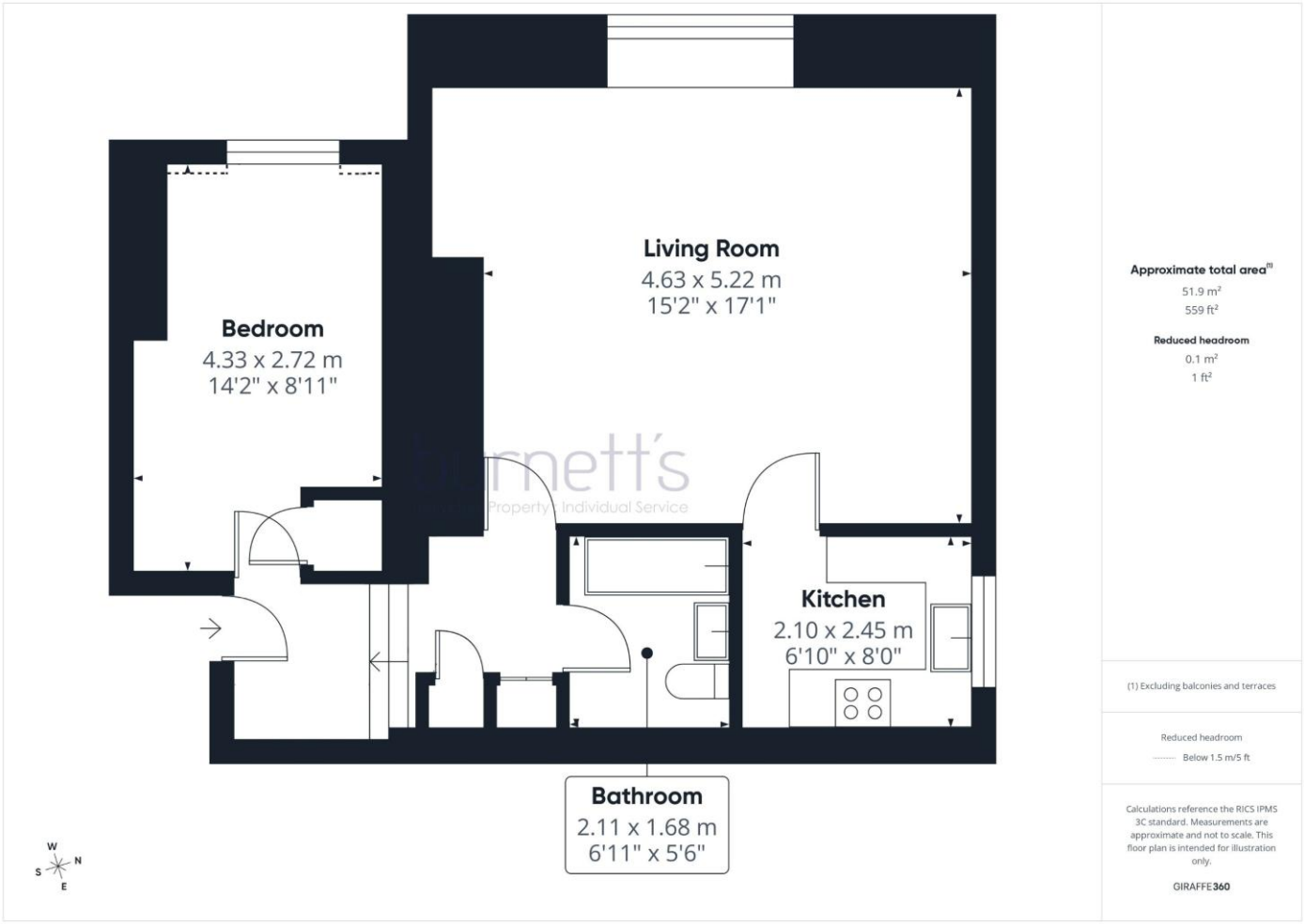
Lamberhurst is a very friendly and pretty little village, set in a valley with the River Tiese running through it. The historic High Street is lined with attractive period properties and retains a local store with Post Office, tea room, a good primary school, a pub, an excellent 18-hole golf course, a recreation ground with children's playground, and a number of local clubs and societies. Just up the hill is Lamberhurst Down, offering a large green space, another pub and a doctors surgery.

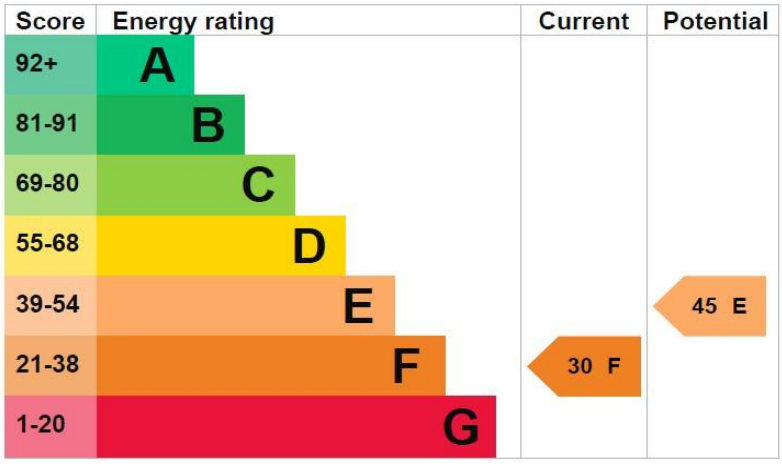
The area is designated as the High Weald National Landscape and there are lots of lovely walks nearby, including around Scotney Castle, Bewl Reservoir, Bedgebury Pinetum and Bayham Abbey.

Lamberhurst is located about 7 miles South-East of the lovely Spa town of Royal Tunbridge Wells, offering an extensive range of shops, a theatre, cinema and various other leisure facilities. It also boasts high achieving grammar schools.

Railway stations can be found at Wadhurst (5 miles), Bells Yew Green (Frant) (4.7 miles), Paddock Wood (7 miles) and Tunbridge Wells (7.5 miles). These provide fast and regular services to London Charing Cross, London Bridge and Canon Street. The A21 is easily accessible within a mile, providing direct links to the M25 to the North and Hastings to the South.

**Material Information:**
Tenure: Leasehold
Lease: 125 year lease from September 1988 (87 years remaining)
Ground rent: £200 per annum
Service charge: £2,300 per annum
Tunbridge Wells Borough Council. Tax Band B (rates are not expected to rise upon completion).
Mains electricity, water and sewerage. Electric radiators/storage/fan heaters.
The property is believed to be brick with part tile-hung, part rendered and part timber framed elevations, under a tiled roof.
We are not aware of any safety or cladding issues or of any asbestos at the property.
The property is located within the High Weald National Landscape and local Conservation Area.
The title has easements, we suggest you seek legal advice on the title.
According to the Government Flood Risk website, there is a very low risk of surface water flooding, a low risk of rivers & sea flooding and a risk of flooding from reservoirs in this area.
Broadband coverage: According to Ofcom there is Superfast broadband available to the property.
Mobile Coverage: There is good outdoor coverage from EE and Three.
We are not aware of any mining operations in the vicinity.
The adjoining former pub has applied for planning permission to be converted into flats.
The property does not have step free access.


Living Room
4.63 x 5.22 m
15'2" x 17'1"
Bedroom
4.33 x 2.72 m
14'2" x 8'11"
Kitchen
2.10 x 2.45 m
6'10" x 8'0"
Bathroom
2.11 x 1.68 m
6'11" x 5'6"
W
S
N
E
Approximate total area(1)
51.9 m²
559 ft²
Reduced headroom
0.1 m²
1 ft²
(1) Excluding balconies and terraces
Reduced headroom
Below 1.5 m/5 ft
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
30 F
45 E

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.