

**RUSH  
WITT &  
WILSON**



**Bay Cottage, Post Office Road, Hawkhurst, Kent TN18 4BF.  
£279,950 OIEO**

**An attractive two bedroom semi-detached property newly constructed in 2018 conveniently positioned within a stone's throw from Hawkhurst Village High Street. Accommodation to the ground floor enjoys a spacious entrance hall with cloakroom leading to an open plan Kitchen / Living / Dining room with bi-folding doors to a side terrace. To the first floor a generous landing with a full height bay window provides an ideal study area, two double bedrooms and modern family bathroom suite. Outside offers a low maintenance and privately enclosed south facing paved courtyard garden with gate leading to a block paved driveway for two vehicles. 9 Year build-zone warranty. Offered CHAIN FREE internal inspection is considered essential.**



## **Front**

Front garden laid to lawn with Buxus hedgerow. block paved path to covered entrance porch, Oak veneer front door with decorative viewing pane to hall.

## **Entrance hall**

Engineered Oak flooring, double radiator, power point, internal door to cloakroom, turned carpeted staircase to first floor landing, wall mounted thermostat and consumer unit, internal door to open plan kitchen / dining / living room.

## **Claokroom**

Internal door, stone effect vinyl flooring, low level WC, obscure glazed window to front aspect, wall mounted basin with splash back, single radiator, wall mounted mirror, ceiling light and extractor fan.

## **Kitchen / dining / living room**

22'5 x 15'5 (6.83m x 4.70m)

Internal door from hall, continuation of engineered Oak flooring, hardwood bi-folding doors to side terrace, window to front aspect, various power points, TV connections to living room end, graphite column radiator, space for dining table. The kitchen hosts a selection of fitted base and wall units with Beech shaker doors beneath stone effect laminated work surfaces, one and half composite basin with mixer tap and drainer, window to side aspect, decorative glass splash backs and sill, various above counter level power points, integrated BUSH oven, four ring induction hob with extractor canopy and light over, wall unit housing combination gas boiler, under counter space for fridge and freezer, integrated Beko washing machine, integrated dishwasher, wall unit with Aluminium roll down door.

## **Stairs and landing**

Turned carpeted staircase to first floor landing, window to side, ceiling lights, full height bay window to front aspect providing ideal study area, power points, airing cupboard, radiator.

## **Bedroom 1**

12' x 11'2 (3.66m x 3.40m)

Internal door, carpeted flooring, large bay window to side aspect with radiator below, various power points, ceiling LED down lights.

## **Bedroom 2**

10'9 x 8'6 (3.28m x 2.59m)

Internal door, carpeted flooring, bay window to side aspect, inset ceiling LED down lights, various power points, TV point.

## **Family bathroom**

8' x 6'4 (2.44m x 1.93m)

Internal door, stone effect vinyl flooring, obscure glazed windows to front and side elevations, low level push flush WC, pedestal wash basin, wall mounted mirror, pi-shape shower bath with glass screen, decorative glass splash backs, chrome heated towel rail, extractor fan, ceiling light.

## **Courtyard garden**

South facing Indian Sandstone paved courtyard garden privately enclosed by panelled fencing with gate to driveway, external lighting and power point, bi-folding doors to main reception room.

## **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band B.

## **Agent note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>95</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>82</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
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