

**RUSH
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**The Old Shop, Talbot Road, Hawkhurst, Kent, TN18 4NH.
£450,000 Freehold**

A stunning three bedroom mid-terrace Victorian property quietly situated just off the highly desirable and picturesque 'Moor' of Hawkhurst Village. Formerly used a Village shop and local Butchers the property was completely renovated in 2017 and now offering an excellent living space providing incredibly light and spacious living accommodation arranged over two floors comprising a 29' double aspect fitted Kitchen / dining / living room with vaulted ceiling, ground floor cloakroom, three principle first floor double bedrooms including a generous master with en-suite shower room in and traditional style main family bathroom suite. Outside enjoys a privately enclosed rear garden with Indian Sandstone paved terrace, laid to lawn with specimen Fig tree and conifers with right of way access to the rear, off road parking for two vehicles to the front. Hawkhurst Village provides an excellent choice of amenities, all available within walking distance to the property including, Waitrose & Tesco supermarkets, popular Kino cinema, colonnade shops including a butcher's, bakery, The Eight bells pub with farm shop and well renowned Great House restaurant. The area also offers an excellent choice of both the private and state schools as well as falling within the favoured Cranbrook School Catchment Area. The property is also within easy access to the A21 with mainline stations available at nearby Etchingham and Staplehurst, both offering a regular service into London.



Front

Entrance hall

Painted hardwood front door with transom window over, carpeted flooring with inset coir matt, radiator, power and phone point, ceiling down lights, turned carpeted staircase to first floor landing with painted balustrade and Oak handrail with cupboard space below, floor hatch to cellar space below recently tanked with a new guarantee, internal door to cloakroom, double internal glazed doors to main reception room and kitchen.

Cloakroom

Internal door, vinyl flooring, push flush WC, wall mounted corner wash basin with tile splash back and tap, extractor fan and light, chrome ladder heated towel rail.

Kitchen / dining / living room

29'3 x 18'3 narrowing to 12' (8.92m x 5.56m narrowing to 3.66m)

Double internal glazed doors from entrance hall, carpeted flooring, vaulted ceiling with large timber windows to front aspect and radiator below, selection of power points, internet and satellite connections, pendant ceiling light with a further series of ceiling down lights, living space open to a kitchen / dining space to one end with further window and external door to the rear aspect and garden, radiator, space for dining table, power points. Kitchen area comprises stone effect vinyl flooring, further window to the rear aspect, series of ceiling down lights, range of fitted base and wall units with grey woodgrain shaker style doors beneath Oak block worksurfaces with matching upstands, selection of above counter level power points and wall unit lighting, inset AEG four ring induction hob with glass splash back, extractor canopy with light over, below counter level AEG competence oven, integrated LAMONA dishwasher, selection of soft closing cutlery and pan drawers, integrated 50/50 fridge freezer, wall unit housing a Worcester BOSCH Greenstar CDI compact boiler.

Stairs and landing

Turned carpeted staircase to first floor landing with painted balustrade and Oak handrail, further carpeted steps to master bedroom suite, ceiling lights.

Bedroom 2

10'7 x 10'6 (3.23m x 3.20m)

Internal door, carpeted flooring, external glazed door with Juliette balcony to rear aspect, radiator, access panel to loft, power points.

Bedroom 3

10'6 x 7'7 (3.20m x 2.31m)

Internal door, carpeted flooring, two Velux windows to side aspect with fitted pull down black out blinds, radiator, ceiling light, power points, TV point.

Family bathroom

Internal door, stone effect vinyl flooring, ceiling down lights, push flush WC, chrome ladder heated towel rail, vanity unit with basin and cupboards below, metro tile splash back, wall mounted mirror, shower bath suite with painted shaker style panel, glass shower screen, grey Metro wall tiling with concealed traditional style shower mixer and taps, extractor.

Master bedroom

18'2 x 11'3 (5.54m x 3.43m)

Internal door, carpeted flooring, window within gable end to front aspect with radiator below, pendant ceiling light with series of down lights, internal door to en-suite shower room, power points, TV point.

En-suite shower room

Internal door, vinyl flooring, ceiling lights, push flush WC, vanity unit with basin and cupboards below, wall mounted mirror, shower enclosure via bi-folding screen door, white metro wall tiling with traditional style concealed shower mixer.

Rear garden

Privately enclosed rear garden enclosed by painted close board feather-edged fencing incorporating gate providing right of way rear access, Indian Sandstone paved terrace leading to area of lawn with specimen Fig Tree and conifers, external lighting and tap.

Services

Mains gas central heating system.

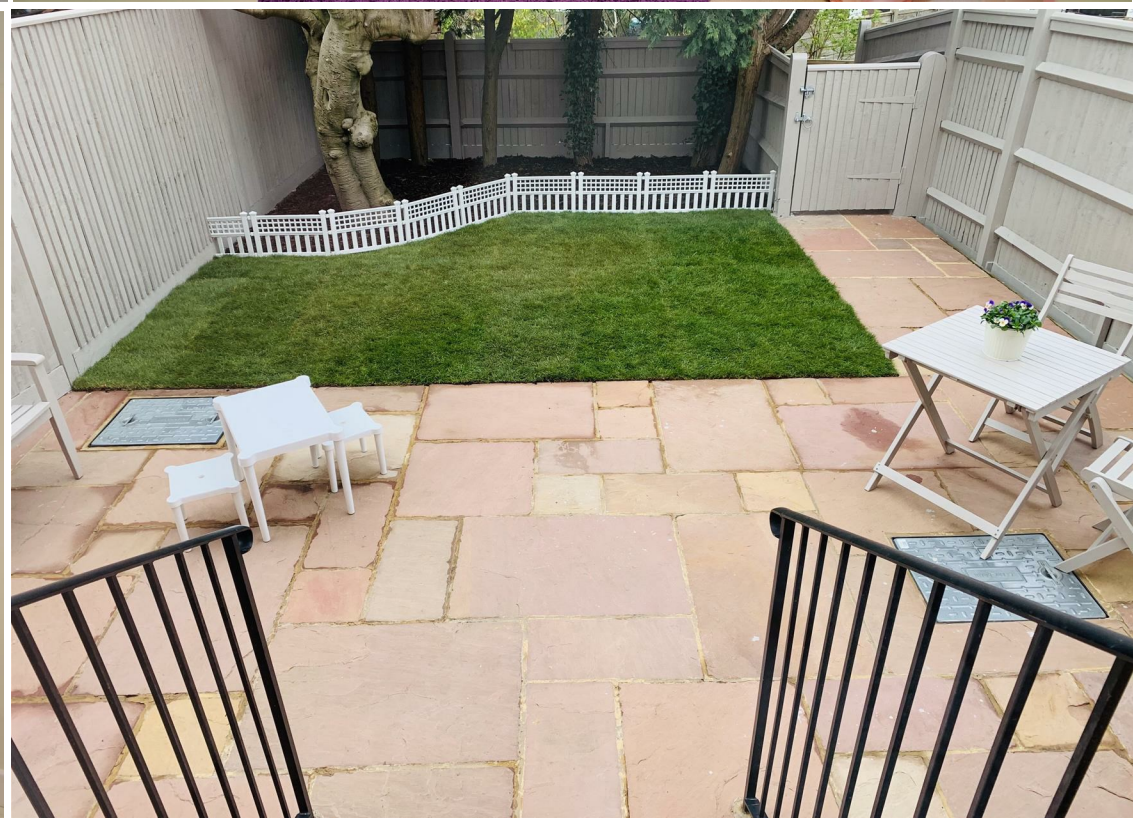
Communal klargester system located in grounds of neighbouring property.

Local Authority - Tunbridge Wells Borough Council.

Agents 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.

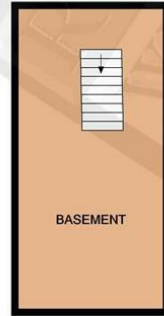






GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)

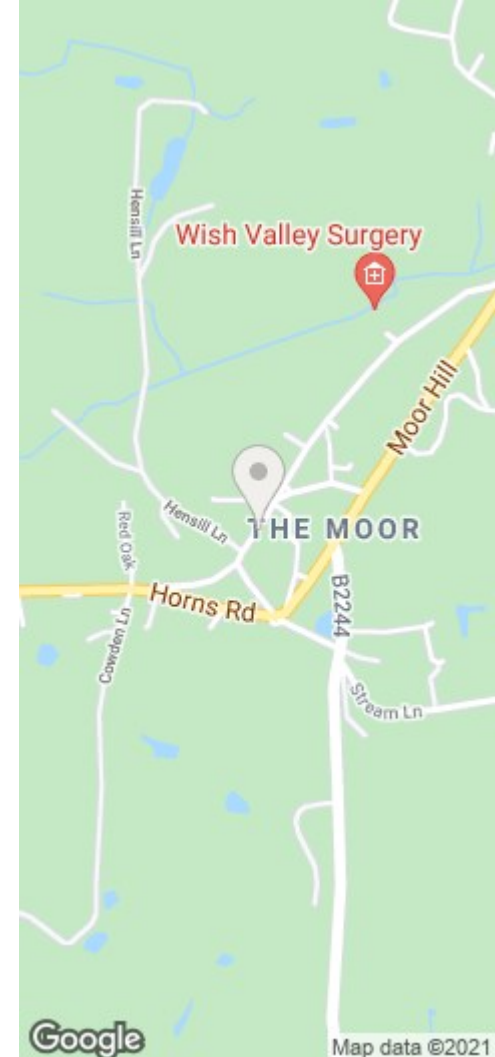
1ST FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 210 SQ.FT.
(19.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (121.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		90
(81-91) B			(81-91) B		78
(69-80) C		77	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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