

**RUSH
WITT &
WILSON**



**9 Lorenden Park, Highgate Hill, Hawkhurst, Kent, TN18 4LF.
Guide Price £160,000 Leasehold**

CHAIN FREE - A spacious and well presented two bedroom first floor retirement flat located within a quiet residential position of Hawkhurst Village providing immediate access to the High Street's amenities. Available to residents aged 60 years or over this delightful home enjoys both convenient and low maintenance living accommodation comprising a shared entrance telephone entry, entrance hall with useful storage, master bedroom with twin double wardrobes, well appointed shower room suite, kitchen, impressive 17ft double aspect living / dining room with frontal views and optional second bedroom or study. Outside enjoys a well tended communal garden hosting a variety of mature borders with paved seating area providing a social area for residents and guest alike. The property also benefits from a single garage en-bloc and allocated parking space. Hawkhurst Village features a colonnade of independent shops, two country pubs, hotels, a digital cinema in a converted lecture hall, and Waitrose and Tesco supermarkets. The property is also within close proximity to the A21 and just 5.1 miles from Etchingam railway station providing a regular service to London Charing Cross.



Communal gardens

Communal gardens and main body of lawn with planted borders, paved seating area to front elevations with lit path walkways and passageway leading to the High Street.

Garage and parking

Single garage en bloc with electrically operated up and over door with additional allocated parking space.

Shared entrance

UPVC communal front door to ground floor level and staircase to main entrance front door.

Entrance hallway

Carpeted flooring, ceiling light, telephone entry system and alarm pull cord, electric radiator, built in storage cupboard complete with hanging rail and shelving over housing the consumer unit, further linen cupboard with slatted shelving.

Bedroom

12' x 10'5 (3.66m x 3.18m)

Internal door, carpeted flooring, window to the rear aspect, built in double wardrobe via louvre doors complete with hanging rails and shelving above, further fitted wardrobes with mirrored sliding doors and adjacent shelving, light, power and phone points.

Shower room

8'4 x 4'6 (2.54m x 1.37m)

Internal door, anti-slip vinyl flooring obscure window to rear aspect, push flush WC, heated towel radiator, wall mounted mirror with light, freestanding vanity unit with inset basin and cupboards below, corner shower enclosure with screen door complete with shower seat and rinser, light.

Living / dining room

17' x 12' (5.18m x 3.66m)

Internal door, carpeted flooring, window to front aspect enjoying views over the communal grounds, further window to side aspect, internal door to kitchen, electric radiator, further double internal doors to study / bedroom 2, lighting, power, phone and TV points.

Study / bedroom 2

9'3 x 7'5 (2.82m x 2.26m)

Double internal doors from living / dining room, window to the front aspect with views over the communal gardens, fitted wardrobe with hanging rail and shelving over, full length fitted shelving, lighting, heater and power point.

Kitchen

12' x 6' (3.66m x 1.83m)

Internal door, stone effect vinyl flooring, window to the rear aspect, ceiling lights, wall tiling, space for freestanding fridge / freezer, fitted base and wall units with laminated counter tops, inset one and half composite basin with drainer and tap, under counter space for washing machine, integrated oven, inset four ring NEFF electric hob with extractor canopy and light over, power points, wall heater.

Services

Mains drainage.

Electric heating system.

Local Authority - Tunbridge Wells Borough Council. Band D.

SERVICE CHARGE Maintenance/Service Charge: £3775 per annum (includes Reserves for contingencies and redecoration) Ground Rent: £300 per annum Lease: 139 year lease created on 28th September 1988. The service charge includes keeping communal areas clean and tidy and all the plants and flowers cared for and a part time site manager.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 | Possible | Very environmentally friendly - lower CO ₂ emissions | Current | Possible |
| (92-100) A | | | (81-91) A | | |
| (81-91) B | | | (69-80) B | | |
| (69-80) C | | | (54-68) C | | |
| (55-68) D | | | (39-53) D | | |
| (39-54) E | | | (21-38) E | | |
| (21-38) F | | | (1-20) 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

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