

**RUSH
WITT &
WILSON**



**1 Santas Cottages, Cranbrook Road, Hawkhurst, Kent, TN18 4AR.
£179,000 OIEO Freehold**

IDEAL FIRST TIME BUY - A charming two bedroom attached unlisted cottage conveniently situated within the very heart of Hawkhurst Village offering immediate access to the high street's colonnade, supermarkets, restaurants and popular boutique digital cinema. Principle accommodation comprises a cottage style galley kitchen, separate dining room, main living room with wood burning stove, spacious first floor master bedroom and main family bathroom suite with additional second floor attic double bedroom. Note - NO GARDEN OR PRIVATE PARKING available. On street parking available nearby.



Front

Accessed from road via shared entrance, painted hardwood front door with obscure viewing panes.

Kitchen

15'9 x 4'5 (4.80m x 1.35m)

Accessed via painted hardwood front door with obscure viewing panes, quarry tile flooring, window to side aspect, double radiator, space for freestanding fridge / freezer, kitchen hosts a selection of fitted base and wall units with shaker doors beneath solid block work surfaces, under mounted butler sink with tap, integrated BOSCH oven with four ring electric hob, stainless steel extractor canopy with light over, tiled splash backs, ceiling lights, under counter space for washing machine, selection of above counter level power points, open access to dining room, dado rail.

Dining room

12'4 x 8'6 (3.76m x 2.59m)

Accessed from kitchen, Oak laminate flooring turned carpeted staircase to first floor landing with cupboard below, pine four panel door to living room, cupboard housing boiler, open partition wall with exposed joinery to main living room, double radiator radiator, ceiling light, picture rail, painted wall panelling, power points.

Living room

12'3 x 10'3 (3.73m x 3.12m)

Pine four panel door to living room, two sash windows to front aspect, exposed brick open fireplace with brick hearth, shelving to alcove, open wall partition to dining room with exposed joinery, double radiator, selection of power points, TV point.

Stairs and landing

Carpeted staircase to first floor, sash window on landing to side elevations, further turned carpeted staircase to second floor attic bedroom with cupboard below, ceiling light.

Bedroom 1

11'6 x 10'9 (3.51m x 3.28m)

Internal pine four panel door, white wash wood effect laminate flooring, sash window to front aspect with radiator below, ceiling light, feature Victorian cast iron fireplace with painted surround, picture rail, built in cupboard to alcove with hanging rail.

Bathroom

8'2 x 7'8 (2.49m x 2.34m)

Internal four panel door, tile effect vinyl flooring, radiator, ceiling lights, Velux style skylight to rear aspect, low level WC, pedestal wash basin, panel bath, ceramic wall tiling, picture rail, corner shower enclosure with wall mounted Mira mixer.

Stairs to attic bedroom

Turned carpeted staircase from first floor landing, painted wall panelling, painted ledged door to attic room.

Bedroom 2

11'7 x 11'6 (3.53m x 3.51m)

Accessed via painted ledged door, sash window to side with radiator below, eaves storage space via door, ceiling light, power points.

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.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band B.

Please note - no parking or garden included with the property





