

**RUSH
WITT &
WILSON**



**The Old Forge, Talbot Road, Hawkhurst, Kent, TN18 4NL.
£215,000 - £225,000 Guide Price Share of freehold.**

£215,000 - £225,000 Guide Price. A spacious share of freehold two bedroom ground floor flat enjoying an enviable position of Hawkhurst's Village close to the highly desirable and attractive Moor. Forming part of a converted Forge this delightful home offers a generous and well-lit living space comprising a 17ft living / dining room, shaker style kitchen, contemporary shower room suite, large master bedroom with built in wardrobes and further spacious double bedroom. The property has been beautifully decorated and maintained by the present owner and also offering a full gas central heating system throughout. 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. Additionally the area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont. The property is also located within close proximity to the A21 and just 4 miles from Etchingham mainline station offering a regular service to London.



Front

Property approached from roadside via Oak front door with decorative viewing pane.

Hallway

Part-tile and Oak flooring, recessed LED downlights, radiator

Kitchen

10'4 x 9'1 (3.15m x 2.77m)

Open access from hall, polished tile flooring, window to front aspect, pendant lighting, variety of power points, radiator, tower unit housing the Valliant gas boiler, kitchen hosts a variety of matching base and wall units beneath stone effect laminated counter tops, single stainless bowl with drainer and tap, mosaic tile splashback, inset four ring gas burner with stainless steel extractor canopy and light over, fitted below counter level oven and grill, under counter spaces for fridge, freezer and washing machine.

Shower room

9'2 x 4'8 (2.79m x 1.42m)

Internal pine door, wood effect LVT flooring, ceiling downlights and extractor fan, chrome heated towel radiator, push flush WC, vanity unit with inset basin, quartz effect counter top and cupboards below and adjacent tower storage unit, walk-in double shower enclosure with concealed mixer, rinser attachment and large rainfall shower head.

Bedroom 1

14'1 x 10'6 (4.29m x 3.20m)

Internal door, carpeted flooring, window to front aspect, painted exposed brickwork, access panel to loft over, radiator, power and phone points, variety of built in cupboards with shelving.

Living / dining room

17'5 x 14'1 (5.31m x 4.29m)

Internal glazed door, carpeted flooring, two windows to front aspect, radiator, space for table and chairs, pendant lighting, high level cupboard housing the consumer unit, power and TV points.

Bedroom 2

16'3 x 9'9 max (4.95m x 2.97m max)

Internal door, carpeted flooring, window to front aspect with radiator below, lighting, alcove with fitted base units and built in shelving over, power points.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band B.

Share of freehold - lease 125 years from 1991.

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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
71	78		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**