

**RUSH
WITT &
WILSON**



**Flat 1, Orchard House, 7 Winchester Road, Hawkhurst, Kent, TN18 4DQ.
£220,000 Share of Freehold**

A spacious and well presented two bedroom share of freehold ground floor apartment located within comfortable walking distance of Hawkhurst Village High Street and the popular amenities available. Accommodation comprises an entrance porch and main hall, fitted shaker style kitchen, central dining room with useful storage, spacious main living room with French doors to the rear, two generous double bedrooms and main bathroom suite. Outside enjoys a private paved terrace seating area and allocated parking to the rear. 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 within close proximity to the A21 and just 5.1 miles from Etchingam railway station providing a regular service to London Charing Cross.



Front

Communal steps leading to front elevations, part-glazed external door to porch.

Entrance porch

Part glazed UPVC front door, ceramic tile flooring, window to front, part-glazed door leading to inner hall.

Hall

Beech effect laminate flooring, open access to dining room.

Bathroom

6'6 x 5'4 (1.98m x 1.63m)

Internal door, ceramic tile flooring, obscure UPVC window to front aspect, radiator, heated towel radiator, push flush WC, pedestal wash basin, ceiling downlights and extractor fan, panelled shower bath suite with wall mounted MIRA shower.

Dining room

8'9 x 8'9 (2.67m x 2.67m)

Beech effect laminate flooring, space for dining table and chairs, storage cupboard with light, open access to kitchen and living room, ceiling downlights with dimmer controls, further cupboard with light, radiator, power point.

Kitchen

8'8 x 5'5 (2.64m x 1.65m)

Ceramic tile flooring, UPVC window to side aspect, ceiling light, wall mounted gas boiler, radiator, fitted base and wall units with shaker style doors beneath stone effect laminated counter tops, inset one and half stainless bowl with drainer and tap, power points, inset four ring Belling electric hob, tile splashbacks, fitted extractor canopy and light over, fitted half height Belling oven, under counter space for washing machine.

Living room

13' x 12'5 (3.96m x 3.78m)

Beech effect laminate flooring, UPVC French doors with matching sidelight windows to the rear terrace, internal door to bedroom two, radiator, ceiling downlights, power points, TV point.

Bedroom 1

13'4 x 9' (4.06m x 2.74m)

Internal door, painted timber flooring, UPVC window to front, further window to side with radiator below, ceiling downlights, power points.

Bedroom 2

12'5 x 7'9 (3.78m x 2.36m)

Internal door, beech laminate flooring, UPVC window to the rear aspect with radiator below, power points, TV point.

Garden

Paved terrace providing a private seating area, external lighting, path leading to allocated parking space to rear with side access to the building to roadside.

Parking

Allocated space for one vehicle to rear

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band B.

125 year lease from March 2002 - 103 years remaining. Share of freehold - £0 ground rent. £48 per month service charge applies.

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.

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose that the vendor of this property is an employee of Rush Witt & Wilson.





GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(02 plus) A
(81-91) B			(01-01) B
(69-80) C			(09-00) 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

Residential Estate Agents
Lettings & Property Management

RUSH
WITT &
WILSON



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