

Rosemary Lane

Flimwell, East Sussex, TN5 7PU

Asking price £500,000 Freehold

Wyatt Hughes

A spacious three-bedroom detached bungalow occupying a generous plot in Rosemary Lane, Flimwell, with ample driveway parking, a detached garage, established gardens, an outdoor swimming pool in need of recommissioning and solar panels understood to be owned outright with a feed-in/export tariff arrangement.

Offering approximately 1,663 sq ft of accommodation, the property is well proportioned throughout and would now benefit from some updating, providing an excellent opportunity for a new owner to modernise and create a superb long-term home.

The accommodation is arranged around a wide central hallway and includes a substantial sitting room measuring over 21ft in length, with fireplace and views across the garden. The kitchen is also a generous size and opens into a separate dining area, with plenty of scope for a new owner to rework the space if desired.

There are three good-sized bedrooms, including an impressive principal bedroom measuring approximately 16'11" x 16'5", together with a family bathroom.

A separate garden room, accessed independently from the main accommodation, provides useful additional space and could suit a variety of uses.

Outside, the bungalow sits within established gardens with lawns, mature planting and plenty of space surrounding the property. The outdoor swimming pool is currently in need of making good and recommissioning but offers the potential to become a real feature. A substantial driveway provides parking for several vehicles and leads to a detached garage. A small hopper's hut situated across Rosemary Lane is also included in the sale, providing a useful additional building.

Further benefits include oil-fired central heating, mains electricity and water, private drainage via septic tank and the existing solar panel system.

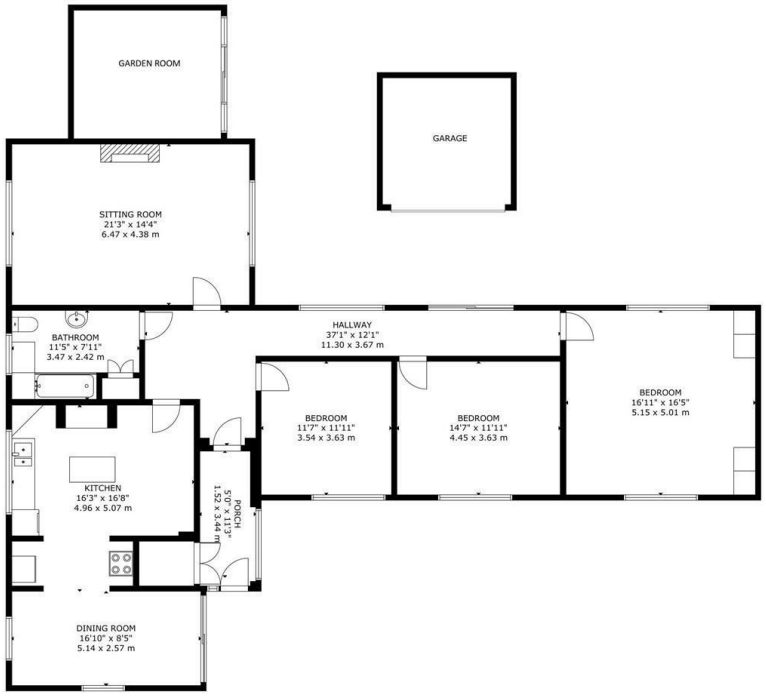
Rosemary Lane is conveniently positioned on the edge of Flimwell, with easy access to the A21 for connections towards Tunbridge Wells and the coast.







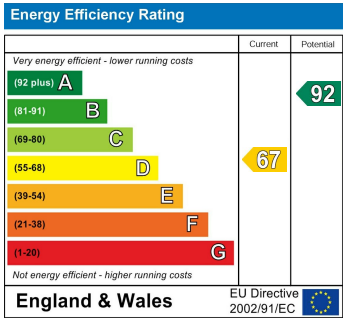
• Spacious three-bedroom detached bungalow • Solar panels understood to be owned outright with feed-in/export tariff • Generous gardens with outdoor swimming pool requiring recommissioning • Ample driveway parking and detached garage • Excellent potential to modernise and improve • Convenient for the A21, Bewl Water and Bedgebury National Pinetum • Council Tax: Tunbridge Wells Band E • Mains Electric, Water, Oil Central Heating • Septic Tank

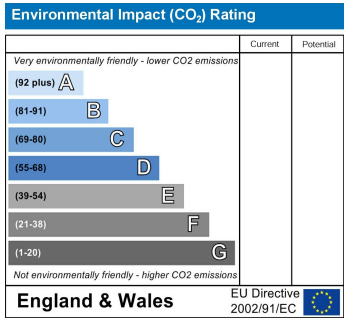


FLOOR 1

GROSS INTERNAL AREA
TOTAL: 155 m²/1,663 sq ft
FLOOR 1: 155 m²/1,663 sq ft
EXCLUDED AREAS: PORCH: 6 m²/60 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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