



Smugglers

Hawkhurst, Kent, TN18 4HZ

Guide price £225,000 Freehold

Wyatt  
Hughes

# SMUGGLERS, HAWKHURST, KENT, TN18 4HZ

GUIDE PRICE £225,000 FREEHOLD

GUIDE PRICE \*\* £225,000- £250,000\*\*

Well Presented One Bedroom Home with Garage in Hawkhurst

Positioned within a quiet residential setting in the popular village of Hawkhurst, this well-presented one bedroom home offers a practical layout, private garden space and the added benefit of a garage, driveway & allocated parking bay — ideal for first-time buyers, investors or those looking to downsize.

The property is approached via a small front garden with pathway leading to the entrance. Inside, the ground floor opens into a bright and sociable lounge/dining room, with space to relax and entertain. A large window allows for plenty of natural light, creating a comfortable living environment.

To the rear, the fitted kitchen is neatly arranged with good worktop space and storage, positioned conveniently off the main living area.

Upstairs, the property offers a generous double bedroom, with space for wardrobes and additional furniture, along with a modern bathroom suite.

Externally, the home benefits from a private garden area, providing a pleasant outdoor space to enjoy, along with a garage and off-road parking, adding to the practicality of the property.

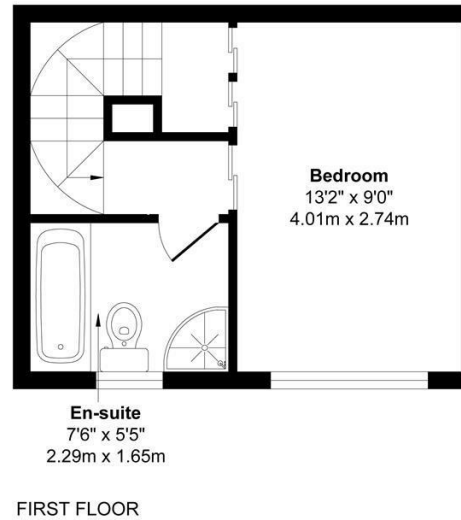
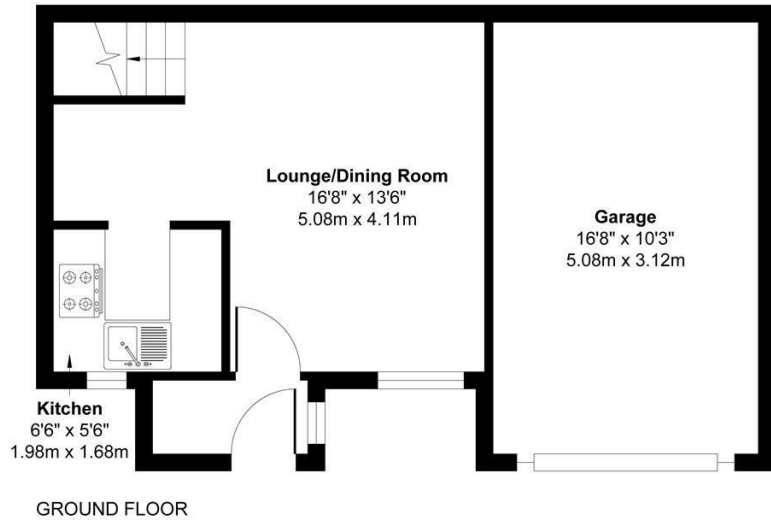
Hawkhurst is a sought-after Kent village offering a range of local amenities including shops, cafés and well-regarded schools, as well as excellent access to surrounding countryside and transport links into nearby towns.

- One Bedroom Home • Driveway • Garage • Garden • Allocated Parking Bay • Village Location • Council Tax Band B • Mains - Water, Electric, Gas



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Approximate Gross Internal Floor Area  
644 sq. ft / 59.82 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.

# Wyatt Hughes

