

Flat 5 Highgate Hall, Rye Road, Hawkhurst, Kent TN18 4EY
Guide Price: £255,000 Leasehold

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bracketts

Flat 5 Highgate Hall, Rye Road, Hawkhurst, Cranbrook, Kent TN18 4EY

VIEWING

By appointment with Bracketts.

SITUATION

Hawkhurst is a thriving Kent village within the borough of Tunbridge Wells close to the East Sussex border set in the High Weald Area of Outstanding Natural Beauty. It is divided into two areas, The Moor with Village Green to the South and Highgate to the North where the village centre and colonnade of shops is found. Conveniently there is a Waitrose just over the road from Highgate Hall and a Tesco along the road whilst almost opposite is the charming, boutique Kino digital cinema with café. Hawkhurst has a primary school and two co-educational prep schools for 3-13 year olds; Saint Ronan's and Marlborough House schools. The Village is surrounded by woodland, fields and orchards where there is plenty of walking on the public footpaths. Hawkhurst is equi-distant from the large Spa Town of Royal Tunbridge Wells and the pretty Cinque Port of Rye with its cobbled streets. There are a multitude of visitor attractions nearby including Sissinghurst Castle, Bodiam Castle, Bedgebury National Pinetum and Bewl Water Reservoir.

DESCRIPTION

A first floor two double bedroom apartment accessed via the striking communal entrance hall and turning staircase, with entrance lobby, large bay-fronted living room with a galley kitchen. There is an inner hall which serves one bedroom and a shower room/WC with a secondary access lobby into the apartment leading to the second bedroom.

COMMUNAL ENTRANCE PORCH

Steps up to the Communal Front Door.

COMMUNAL ENTRANCE HALL

Attractive herringbone pattern natural timber style finish. Decorative arch with ornate detailing and an impressive easy rising staircase with a timber handrail. Door entry phone. Store cupboard housing the electric consumer unit.

Stairs to the First Floor with panelled front door into:

PRIVATE ENTRANCE HALL

Electric consumer unit to high level. Door entry phone to communal front door.

Door to:

OPEN PLAN LIVING ROOM / KITCHEN

LIVING ROOM AREA Deep feel to the bay window to the front. Two radiators.

KITCHEN AREA A length of working surface with an inset sink with Monobloc tap and drainer. Lamona four ring electric hob with generous upstand and splashback with light and extractor fan over. Oven/grill. Assorted storage options. Integrated dishwasher and washing machine. Integrated concealed fridge and freezer. Pan drawer. Wall cupboard housing Intergas combination boiler. High level storage with lighting options.

INNER HALL

Ideal for storage with a further door back to the communal landing and internal door to:

BEDROOM 2

Radiator beneath window to the front.

BEDROOM 1

Window to the rear. Radiator.

SHOWER ROOM

Full height ceramic wall tiling with a wide shower unit via a sliding glazed door with deluge and hand wand, vanity-style wash basin with cupboard beneath and WC. Electric shaver socket. Chromed towel rail/radiator with electric summer option. Ceramic tiled floor. Obscured glass window to the side.

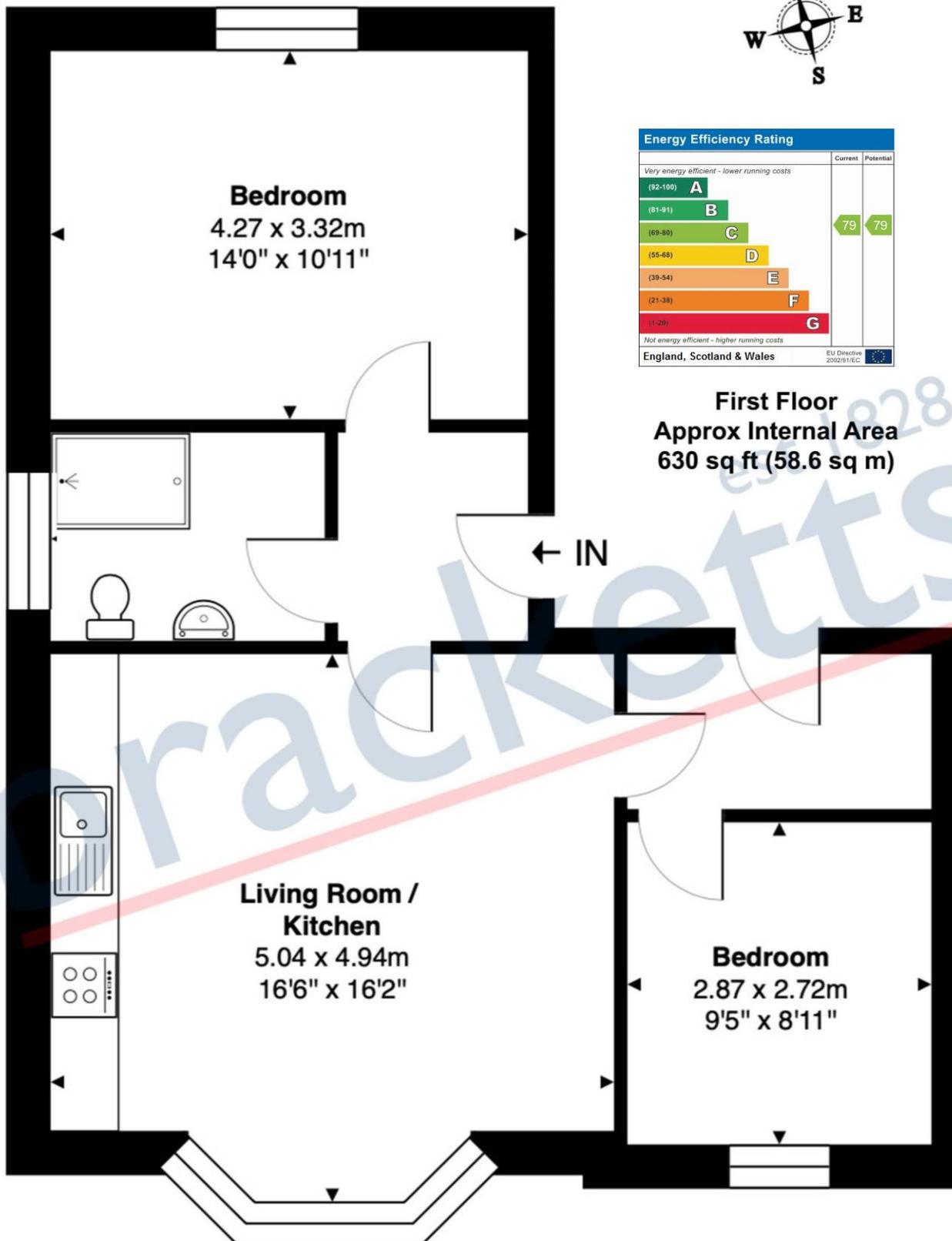
TENURE / OUTGOINGS

The property is Leasehold.

Lease Term: 125 years from 25 March 2020

Service Charge: £1,442.00 pa

Ground Rent: £100pa



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