



GTA PROPERTY AGENTS



A delightful 2 bed Cottage quietly tucked away just off the High Street of Hawkhurst. Sunny terrace (opportunity to extend stp). CHAIN FREE

**FREEHOLD**  
**Guide Price: £195,000**

## 2 Santa's Cottage, Hawkhurst

Whilst offering potential to extend (stp), this semi-detached home currently offers 2 good sized bedrooms and a spacious bathroom with access from the half landing to a south facing private decked terrace.

The entrance leads directly into an open plan kitchen/dining area where there is ample fitted units and workspace, together with a larder/cupboard. The dining area could be used as a snug or play area.

From the kitchen a door leads to a generous lounge with fitted shelving and storage areas either side of the fireplace and room for comfy sofas and an area for a dining table or quiet space. Within the fireplace is a Gas fire with a back boiler that currently provides the heating and hot water. Stairs lead to the main double bedroom on the first floor and good size bathroom with a shower cubicle and electric power shower, bath, wc and sink. The half landing provides access through a large window onto the sun drenched wooden decked terrace, in need of some tlc, however offering further potential to extend above the kitchen (stp). The second bedroom is on the 2<sup>nd</sup> floor having good head height and light. With updating and redecoration throughout, this property would make an ideal first home/investment opportunity.

Please note: There is scope for extending above the kitchen area, subject to planning.

There is no designated parking to the property and the outside space is the south facing terrace.

Council Tax Band: C £1,649.31 2020-2021 Tunbridge Wells CC





GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



2ND FLOOR  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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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Hawkhurst is a village and civil parish in the borough of Tunbridge Wells in Kent, England. The village is located close to the border with East Sussex, around 12 miles south-east of Royal Tunbridge Wells, and within the High Weald Area of Outstanding Natural Beauty.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>105</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>	<b>35</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



GTA, Dulcet House, Cranbrook Road, Hawkhurst, Kent TN18 4AR 01580 752109 email: [sales@gtaconsulting.co.uk](mailto:sales@gtaconsulting.co.uk)

