



**Stonegate Court  
Stonegate  
Wadhurst  
East Sussex  
TN5**

**Offers In Excess Of £594,000**

**bettermove** 

# Stonegate Court

## Wadhurst

Bettermove are proud to present this 3 bedroom Grade II Listed barn conversion, available with no forward chain.

The property benefits from double glazing, air source heat pump, underfloor heating, throughout and also includes a wood burner and has off street parking available via an allocated space.

The council tax band is D.

The interior of this beautifully presented property comprises the spacious living room, fitted kitchen/breakfast room, family bathroom and two double bedrooms. Upstairs, the property boasts a third bedroom, complete with a private en-suite. The exterior boasts an outbuilding, ideal for additional storage, and a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the popular town of Stonegate, which is an Area of Natural Beauty, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Stonegate train station (1.0 miles), a variety of local bus routes and close access to the A21.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>	55	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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