



13 Lillesden House Hastings Road, Hawkhurst, Cranbrook, TN18 4QG

Guide Price £400,000

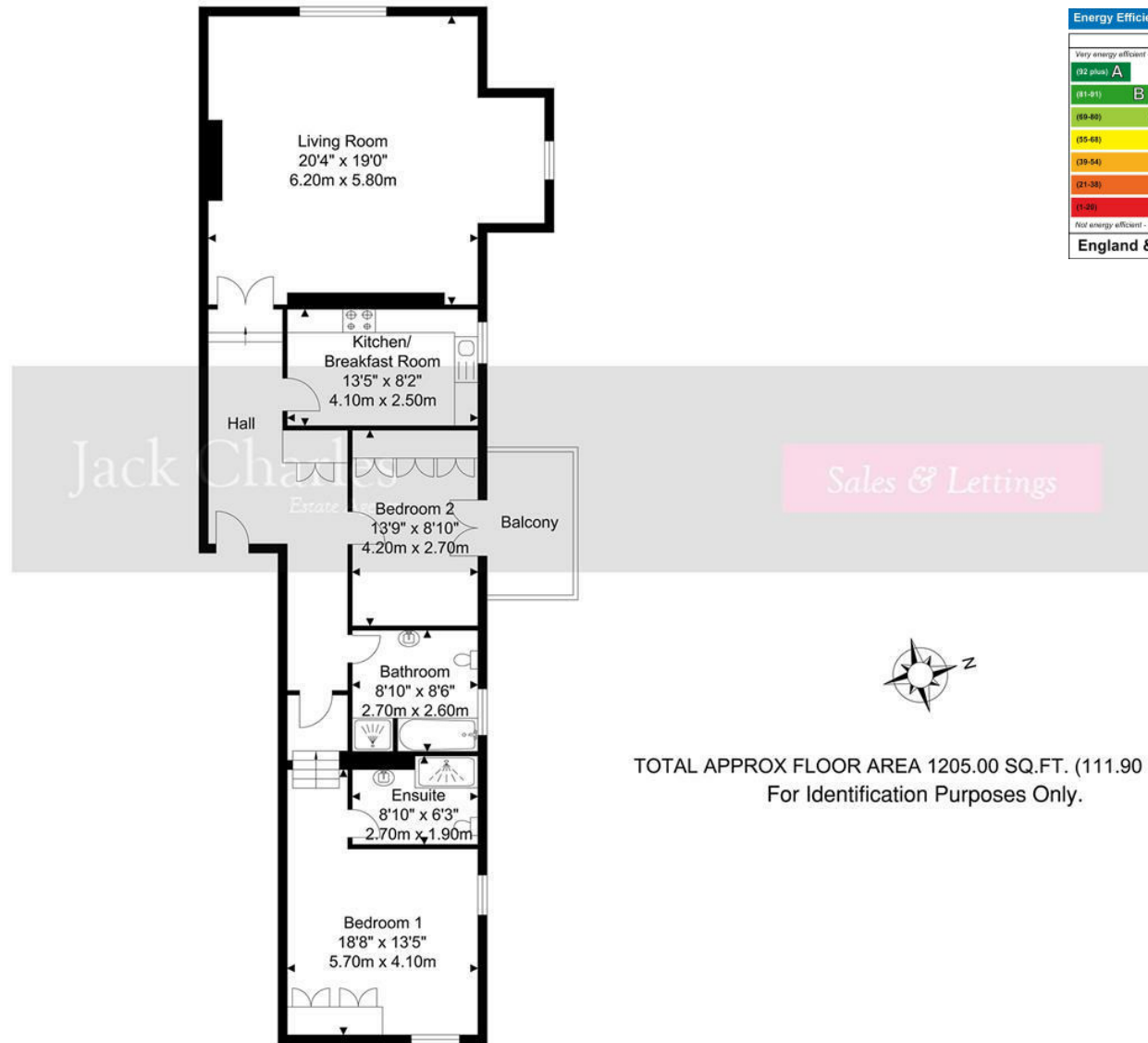
Jack Charles  
Estate Agents

Sales & Lettings

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Hastings Road,  
Hawkhurst, Cranbrook,  
TN18 4QG

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Stunning Grade II Listed Apartment
- Spacious Accommodation
- Two Good Sized Bedrooms
- Ensuite & Family Bathroom
- Double Aspect Sitting / Dining Room
- Modern Kitchen
- Amazing Views
- 27 Acres Of Communal Grounds & Gardens
- Residents & Visitors Parking
- Private Balcony



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Sales & Lettings



TOTAL APPROX FLOOR AREA 1205.00 SQ.FT. (111.90 SQ. M.)  
For Identification Purposes Only.

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## To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented luxury apartment forming part of a stunning Grade II listed mansion that has been converted into a fine collection of just fourteen apartments set amongst 27 acres of gardens and grounds. Lillesden House is approached through electric cast iron security gates and along a gravelled driveway that leads through the picturesque grounds.

You enter into a large entrance lobby which in turn leads into a grand reception hall, with a beautiful staircase leading to the first floor and an inner glazed area with stairs leading to just 3 apartments including this one.

On entering the apartment, you have a wonderful spacious split level entrance hall with oak flooring and doors to all the principle rooms. The living room is a particular feature with a double aspect offering stunning views over the grounds and fields beyond, there is a lovely dining alcove and plenty of space for sofas and chairs. The property also benefits from a modern kitchen with integrated appliances and space for a table and stools.

The master bedroom is a gorgeous large room with steps as you enter leading down into the double aspect room, there are built in wardrobes and an ensuite shower room. Bedroom two is also a good size with built in wardrobes, access to a private balcony that has space for a bistro table and chairs and has special views over the gardens and drive. The family bathroom completes the accommodation and has a separate shower cubicle and bath. There is also loft space.

Outside the resident's have access to 27 acres of communal gardens and parklike grounds, there is a log driveway and residents parking and visitors parking.

Viewings are recommended.

## Location

Lillesden House is located about 1/4 mile from the Moor area of Hawkhurst which has a pretty village green, the Eight Bells Pub and a post office / village store. The main village of Hawkhurst has a High Street with an attractive colonnade area, with a variety of shops and grocery stores, a small supermarket and public library. The village also has many popular restaurants and pubs. With regards to the Travel there are stations a few miles away at Etchingham providing services to London and the Coast. Approx 2.5 miles is the A21 at Flimwell which allows accessibility to the larger towns of Tunbridge Wells, Rye, Lewis and Battle.

