



The Old Workshop • Warren Farm Lane • Eridge Green • (Tunbridge Wells) • East Sussex TN3 9JR

Residential refurbishment / development opportunity - For Sale



**chartered surveyors
and property consultants**

Land and Development



Contact Rupert Farrant on

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**22 Mount Ephriam Road,
Tunbridge Wells,
Kent TN1 1ED**



Location

Eridge Green is situated on the main road between Crowborough and Tunbridge Wells (A26), approximately 2 miles south of Tunbridge Wells.

There is good road access via A26/A21 to the M25 at junction 5, also Maidstone and the M20.

There is a main line train station within 1.5 miles. There is also a regular bus service with a stop on the opposite corner of Warren Farm Lane.

Other local amenities include the Nevill Crest & Gun Pub & Restaurant, which is a short walk, and Fullers Butchers & Farm Shop situated on Bunny Lane, close by.

Situation

This property is part of the Eridge Park Estate, and next to the Holy Trinity Church, accessed directly off the Eridge Road.

Warren Farm Lane is a private no through road serving other private dwellings.

Description

A single storey period estate building formerly in commercial use and converted to a 2-bedroom dwelling approximately 15 years ago.



Although habitable the property is now in need of refurbishment and perhaps further development / redesign – subject to all the necessary consents. Plans are available on request.

Accommodation

2 bedrooms with one ensuite bathroom and a further showroom. The balance of the space comprises a large open living / dining / kitchen area. The total gross internal floor area is approximately 915 sq ft (85 sq m). Outside there is a courtyard garden to the front and a parking area to the rear. The neighboring property has a right of way over part the rear.

Tenure

Freehold with vacant possession.

Price

Offers are invited in excess of **£250,000**.

Viewing Arrangements

Strictly by appointment and accompanied.

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