



## 6 The Coachworks

High Street, Ticehurst, East Sussex

A well presented and spacious 2-bedroom ground floor apartment of approximately 1013sq.ft, built just 10 years ago and set within a much sought after development of 25 luxury retirement apartments within the heart of the village. NO CHAIN.

## Guide price £425,000 Share of Freehold

### Situation:

The Coachworks is situated within a few minutes' walk of the centre of the much sought after and vibrant village of Ticehurst which offers a good range of local shops and amenities including a village store/post office, chemist, zero-waste shop, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just 3 miles distant and offers a wider selection of local amenities and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of facilities including The Pantiles, Royal Victoria shopping centre, cinema complex and theatres. Wadhurst Station (4 miles distant) provides rail services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of about an hour. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 32 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East.

### Description:

6 The Coachworks is one of just 25 luxury retirement apartments for those aged over 65, set within a secure development, which benefits from an on-site property manager, delightful courtyard gardens, a communal recreation room, plenty of parking, and a lift to all floors. It is ideal for downsizers looking for stress free living and peace of mind.

The property is a ground floor apartment, which provides spacious and well-appointed accommodation of approximately 1013sq.ft, and benefits from a private south east facing terrace and views toward Ticehurst church. The accommodation includes a generous hallway with a utility cupboard, a further storage cupboard and space for a study area, two double bedrooms with built-in wardrobes, an en-suite bathroom and a separate wet room, a sitting/dining room and kitchen, which are open plan and extend to 30'6 with a door from the sitting room leading out to a terrace and the parking area.

Communal areas include a reception area, large reception room, where events and clubs such as film nights, charity sales, drinks and tea parties are held, and a studio room where regular yoga and mindfulness classes are held. Outside there is an attractive communal courtyard garden with an ornamental pond.

### EPC Rating: D

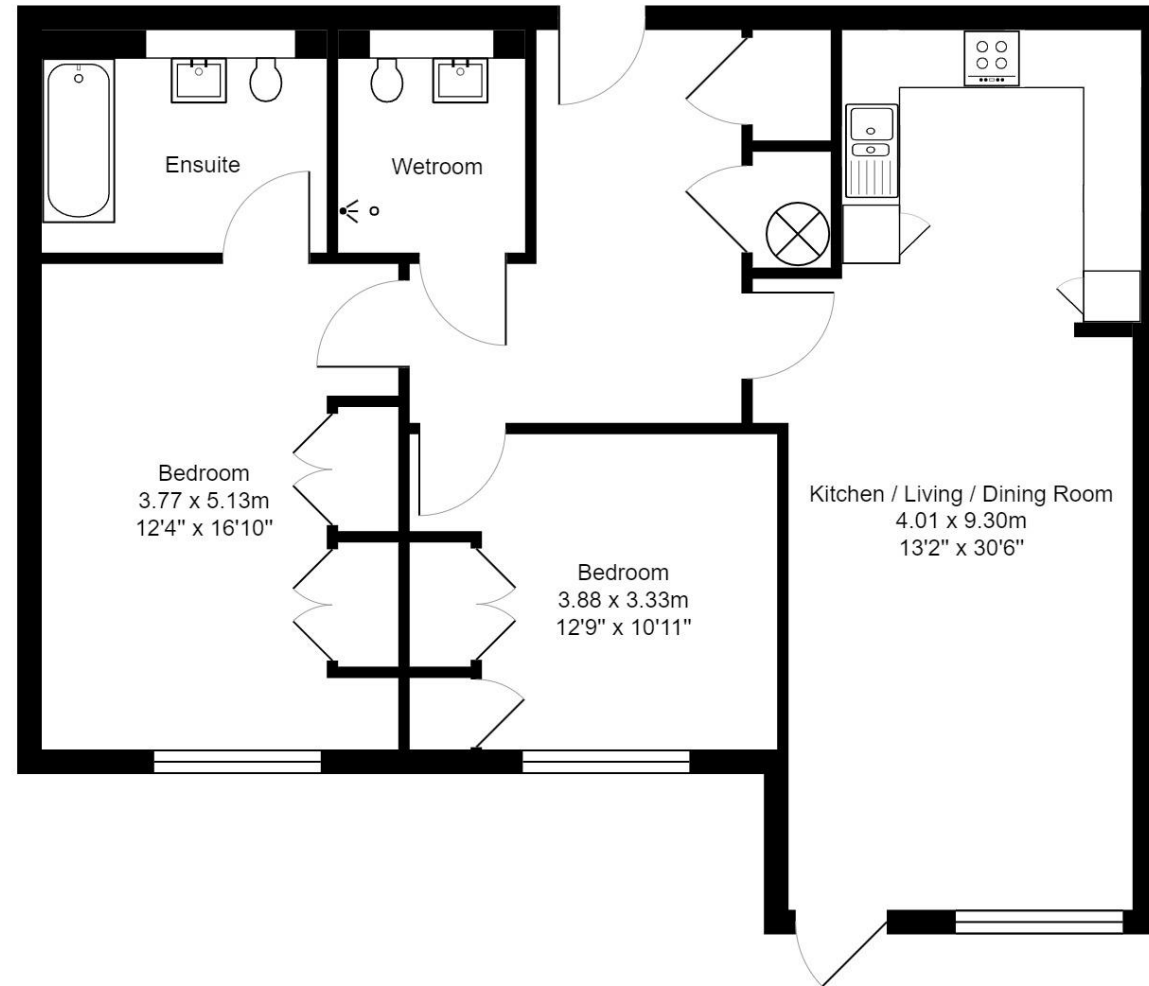
**Service charges:** approximately £5,400 per annum

**Services:** Mains water and electricity

**Local Authority:** Rother District Council (01424) 787878

**Property address:** 6 The Coachworks, High Street, Ticehurst, East Sussex TN5 7EX





Ground Floor Flat

Total Area: 94.1 m<sup>2</sup> ... 1013 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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