

16 Horsegrove Avenue
Ticehurst, Wadhurst
TN5 7DE

burnett's
Individual Property : Individual Service



Tucked away in a quiet cul-de-sac on the Eastern fringe of Ticehurst, near Dale Hill Golf Course, this detached bungalow offers superb scope for updating and benefits from a generous plot, backing on to a field, with views to the golf course. Currently comprising: porch, inner hall, sitting/dining room, kitchen/breakfast room, 2 bedrooms, wet room, utility room, store room and car port. NO CHAIN. EPC: D

Guide Price £425,000 Freehold

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Guide Price £425,000 Freehold

Believed to have been built in 1959, this detached bungalow sits on a plot of about 0.16 of an acre with off-road parking, front and rear gardens.

A former garage was converted and a rear extension to the kitchen added about 20 years ago under permitted development. It is considered there is further potential to extend to the side and potentially into the loft space, subject to the necessary consents. Others in the road have done this.

The rear South-East facing garden is a particularly attractive feature of the property and backs on to a field, with views towards the golf course. The house has a paved patio to the rear, accessible from the sitting/dining room and kitchen/breakfast room, with a wisteria adorned pergola and steps down to the main garden, which features an expanse of lawn, large greenhouse, flower/vegetable patches and a small ornamental pond.

The accommodation has been well maintained over the years but is considered to offer scope for updating/refreshing.

The kitchen is fitted with wall and base units and has an integrated sink and drainer with spray-hose tap, double oven and five-ring gas hob with extractor hood over. There is also space for a dishwasher and fridge freezer. The adjoining utility room has a further sink and base units with space for laundry appliances. There is also a useful store room adjoining the breakfast area.

The kitchen has been extended to provide a light, double aspect breakfast area with bi-fold doors and separate half-glazed door to the rear patios.

The sitting room is a generous L shaped room with space for separate dining if desired. It has a bay window to the front, sliding glazed door to the rear and a feature fireplace (no longer in use).

The main bedroom is a good sized double and also has a bay window to the front with fitted desk/dressing table.

The second bedroom is a single with a view out to the rear.

The bathroom has been fitted as a wet room.

The property is located on a quiet double ended cul-de-sac of similar style properties, set back from the main roads. It is situated on the Eastern fringe of Ticehurst village, about half a mile from the village centre. There is a pub and the local primary school a short distance from the property, as well as Dale Hill Golf Club and Leisure Centre, which has a course

designed by Ian Woosnam, former Masters and Ryder Cup Captain.

In the village itself there is a good selection of amenities including an award-winning pub in The Bell Inn, a village store with post office facilities, open seven days a week, a greengrocers, Buy the Weigh (zero waste shop and popular cafe), a chemist, hairdressers, florist, The Greedy Goat café, a dry cleaners, a charming gift shop, an art gallery, an India restaurant and take away, a lady's clothes shop, a haberdashery and homeware shop, an interior designers and a family run car sales garage.

Bowl Water Reservoir is close by, presenting some wonderful walking, cycling and riding opportunities.

There is also St Mary's Church, in the centre of the community, a doctors surgery, a busy village hall, recreation ground and a "good" primary school (2019 Ofsted).

Nearby Hawkhurst (4.4 miles) has supermarkets, a small cinema and other amenities. Tunbridge Wells (about 10.5 miles) offers more comprehensive shopping and recreational facilities.

The nearest rail station is at Stonegate (3.8 miles), serving London Charing Cross and Cannon Street (Stonegate to London Bridge in just under 1hr).

Material Information

Rother District Council. Council Tax Band D (rates may be considered to rise upon completion).

Mains gas, electricity, water and sewerage.

The property is believed to be of brick construction with a tiled roof.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

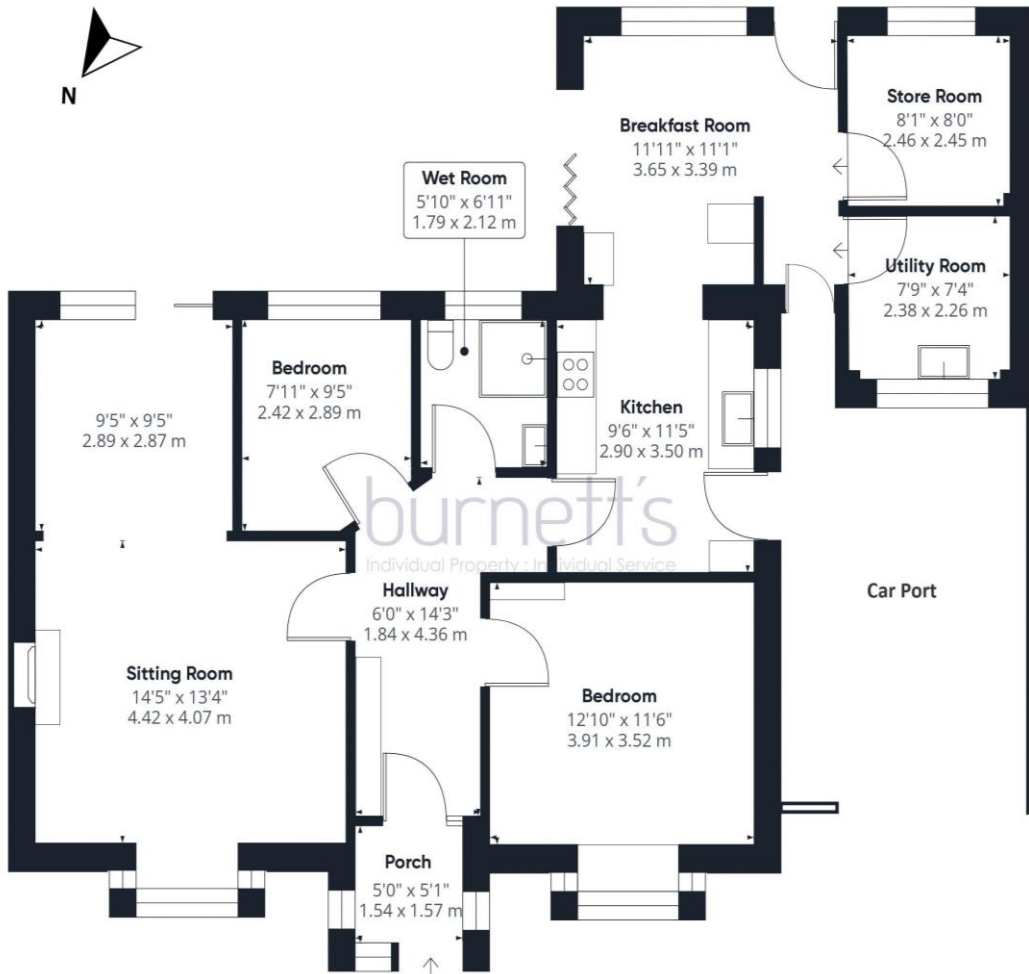
The property is located within the High Weald AONB. The title has easements and we suggest you seek legal advice on these.

According to the Government Flood Risk website, there is a low risk of flooding.

Broadband coverage: According to Ofcom, superfast broadband should be available to the property and there is mobile coverage, best from 02 and Vodafone.

We are not aware of any mining operations in the vicinity. We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Approximate total area⁽¹⁾
1090.91 ft²
101.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

