



Upper Platts  
Ticehurst, East Sussex, TN5 7HA  
Asking price £295,000 Freehold

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# UPPER PLATTS, TICEHURST, EAST SUSSEX, TN5 7HA

ASKING PRICE £295,000 FREEHOLD

A two bedroom, grade II listed semi-detached home located just a short walk from the centre of the picturesque village of Ticehurst, which comes with the added advantage of having a fantastic sized workroom that is currently used as a furniture restoration but could be used for multiple purposes.

As you enter the cottage, you will be immediately struck by its characterful interior. The sitting room is particularly inviting with its open fireplace, creating a perfect atmosphere for relaxing in front of the fire on those cold winter nights. The room also benefits from exposed oak flooring, a lovely ledge and brace door and exposed beams.

The kitchen offers ample storage space, has quality wooden worktops and has a fitted oven, hob and dishwasher. There is space and plumbing for a washing machine and under-counter fridge. On the ground floor there is also a bathroom, which is fitted with a modern white suite and tiled flooring.

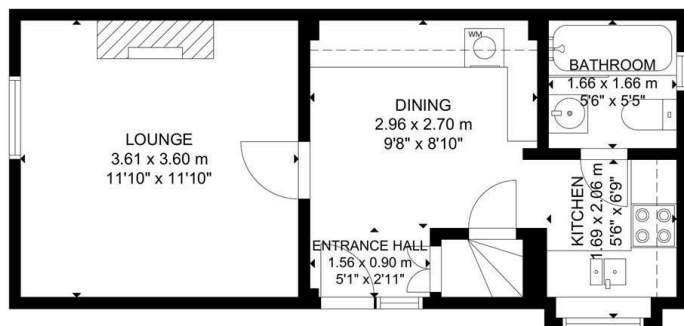
Upstairs there are two bedrooms – one large double and a large single, which both benefit from having built-in storage.

The outside space of this property has a well maintained garden area to the side, plus there are also two store buildings and a large detached workshop, which may be ideal for anyone wanting a home workspace.

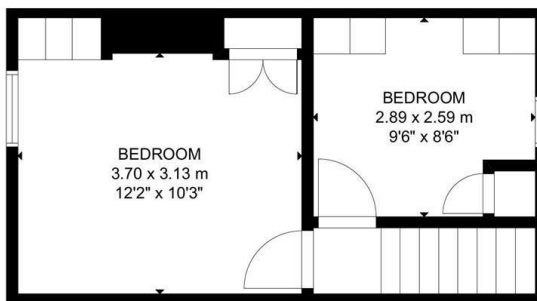
The area around Ticehurst is one full of stunning beauty and rolling countryside views, with plenty of outdoor activities available nearby including hiking, cycling, golfing and horse riding. There are also pubs, restaurants and tea rooms in the village itself as well as independent shops selling local produce. The nearby town of Tunbridge Wells provides further amenities including theatres, art galleries and leisure centres. With easy access to London by both rail and road, this really is a great location for anyone looking for a rural lifestyle without compromising on convenience.

- Two Bedrooms • Semi Detached Cottage • Grade II Listed • Garden • Outbuildings • Detached Workshop • Open Fire Place • Gas Central Heating





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
TOTAL: 55 m<sup>2</sup>/596 sq ft  
FLOOR 1: 31 m<sup>2</sup>/335 sq ft, FLOOR 2: 24 m<sup>2</sup>/261 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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