



High Street
Ticehurst, East Sussex, TN5 7AL

Guide price £350,000 Freehold

Wyatt
Hughes

HIGH STREET, TICEHURST, EAST SUSSEX, TN5 7AL

GUIDE PRICE £350,000 FREEHOLD

Guide Price £350,000 - £375,000

Located in the sought-after village of Ticehurst, this attractive two-bedroom Grade II listed period cottage seamlessly blends timeless charm with modern updates. Carefully enhanced throughout by the current owner, the property boasts a spacious living room featuring a cozy wood-burning stove. The dining room, with doors opening to the rear garden, serves as an inviting space for both indoor and outdoor enjoyment.

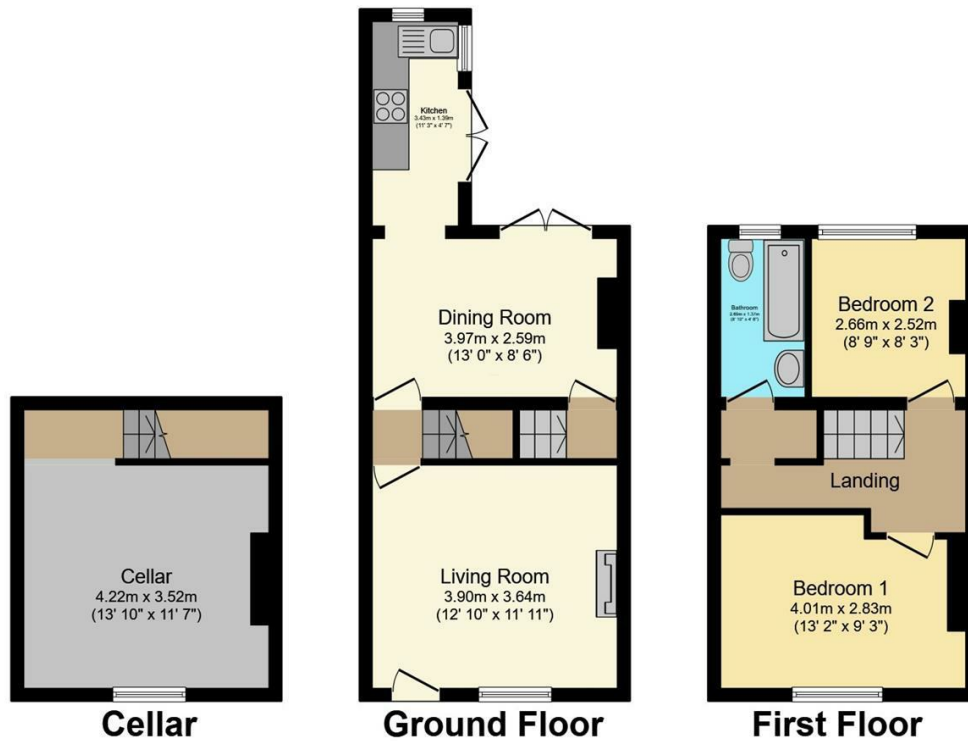
The ground floor is further complemented by a well-appointed kitchen, designed for contemporary living. Accessible from the dining room, the cellar provides ample storage and the potential for conversion into additional living space based on your preferences.

Ascending to the first floor, you'll find two generously sized bedrooms, offering comfort and versatility. A family bathroom completes the upper level. Outside, a private rear south-facing garden welcomes you with a charming patio area, perfect for entertaining or enjoying the tranquillity of outdoor living.

Situated on Ticehurst High Street, you are just a short walk to all the local amenities the village has to offer. Embrace the opportunity to make this cottage your own.

- Two Bedrooms • Mid-Terraced • Grade II Listed • Two Reception Rooms • Cellar • Gas Central Heating • Mains Drainage • EPC D • Council Tax Band D





Total floor area 81.8 m² (880 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

