



High Street

Ticehurst, East Sussex, TN5 7BE

Offers in excess of £200,000 Leasehold

Wyatt  
Hughes

## HIGH STREET, TICEHURST, EAST SUSSEX, TN5 7BE

OFFERS IN EXCESS OF £200,000 LEASEHOLD

This semi-detached one bedroom house is the perfect first home or even a retirement property for someone downsizing, yet wanting complete independence.

The property provides modern open plan living with double doors to your private terrace and a modern fitted kitchen with breakfast/dining bar. There is an understairs storage cupboard which is an ideal place for housing a large fridge/freezer.

Upstairs there is a double bedroom with built-in cupboards and a modern fitted bathroom suite with electric shower.

Outside there is a garden/patio area to both the front and rear of the property, as well as private parking within the communal parking area.

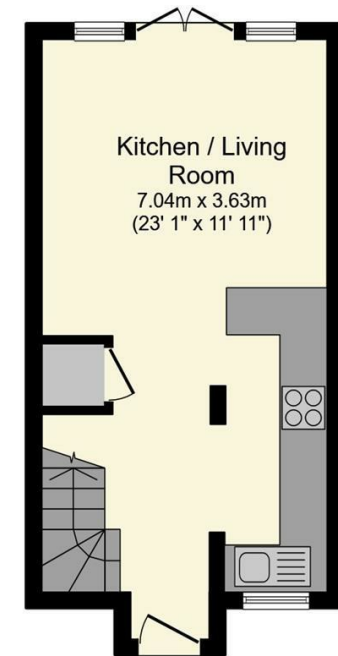
Located in a popular area of the much sought after village of Ticehurst, which features a good range of local shops and amenities including a village store and post office, The Bell Inn pub and Chemist.

A few miles in either direction are the larger villages of Hawkhurst and Wadhurst which provide a range of larger shops and supermarkets.

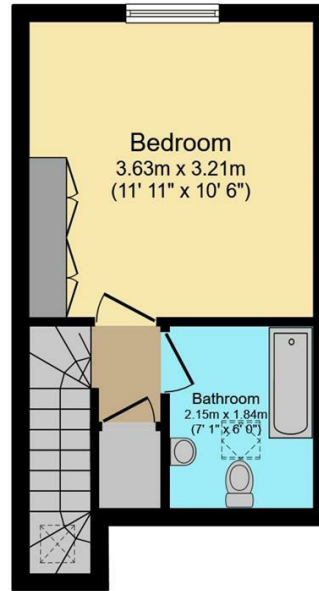
There are mainline railway stations at nearby Stonegate and Wadhurst with regular services to central London. And the nearby A21 provides a great link with the M25.

- One Bedroom House
- Parking
- Electric Heating
- Double Glazing
- Mains Drains
- EPC: D
- Council Tax: Rother Band C
- Ground Rent: Peppercorn
- Service Charge: £75 per annum
- Lease Length: 999 years from 1998





**Ground Floor**  
Floor area 26.2 m<sup>2</sup> (282 sq.ft.)



**First Floor**  
Floor area 23.2 m<sup>2</sup> (250 sq.ft.)

**TOTAL: 49.4 m<sup>2</sup> (531 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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