



High Street  
Ticehurst, Kent, TN5 7AL

Asking price £425,000 Freehold

Wyatt  
Hughes

## HIGH STREET, TICEHURST, KENT, TN5 7AL

ASKING PRICE £425,000 FREEHOLD

Nestled in the picturesque and vibrant village of Ticehurst, this charming three-bedroom detached home offers the perfect blend of traditional character and modern convenience. With off-road parking, a garage, and a delightful conservatory, this property is an ideal family home or a tranquil retreat for those looking to enjoy village life.

As you approach the property, you'll be greeted by a well-maintained front garden with mature shrubs and trees, enhancing the home's curb appeal. The entrance leads you into a spacious hallway, connecting to the main living areas.

The living room is a welcoming space, featuring wooden flooring and a charming fireplace, creating a cosy atmosphere for family gatherings or quiet evenings in. The kitchen is equipped with modern appliances, including a gas range cooker, and plenty of storage space, ensuring practicality for day-to-day living.

The conservatory is a standout feature, providing an additional versatile living space that can be used throughout the year. Its large windows and glass ceiling create an inviting environment, perfect for a variety of uses.

Upstairs, you'll find three bedrooms; the master bedroom is particularly notable for its size and natural light, making it a perfect retreat at the end of the day. The second and third bedrooms are also spacious, offering flexibility for use as additional bedrooms, a home office, or a guest room.

The family bathroom is fitted with a modern suite, including a bathtub and overhead shower, ensuring all your needs are met with style and comfort.

Outside, the property you benefit from having a south facing patio garden. This private outdoor space is perfect for enjoying sunny days. The garage and off-road parking add to the convenience, ensuring plenty of space for vehicles and additional storage.

Located on the High Street, this home is in the heart of Ticehurst, offering easy access to local amenities including shops, cafes, and pubs.

• Three Bedrooms • Detached House • Parking • Garage • Garden • Conservatory • Chain free • Mains Water • Council Tax - Rother Band D • Private Drive - currently £120 per annum



**High Street**  
 Approx. Gross Internal Floor Area  
 752 sq. ft / 69.82 sq. m

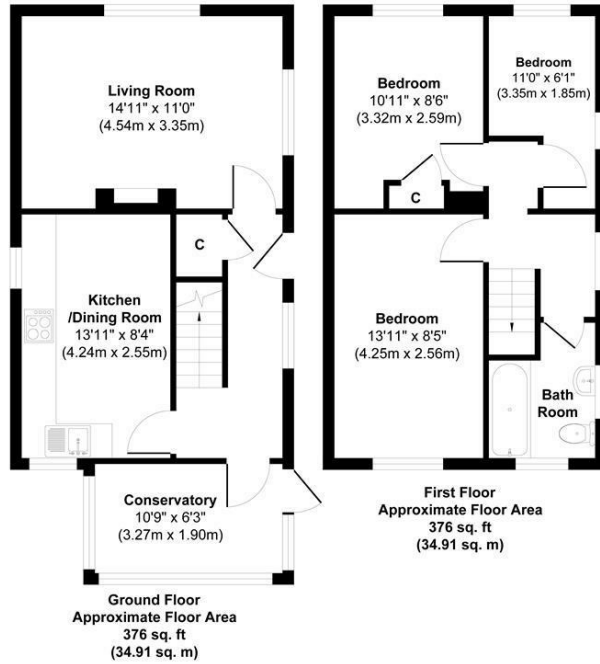


Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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 Hughes

