



Hillbury Field

Ticehurst, East Sussex, TN5 7AY

Guide price £325,000 - £350,000 Freehold

Wyatt
Hughes

HILLBURY FIELD, TICEHURST, EAST SUSSEX, TN5 7AY

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This stunning attached modern house was constructed less than 12 months ago by Fernham Homes. This property is part of an exclusive development comprising of only 30 select homes, offering two, three, and four-bedroom options. Nestled within a serene & quiet area, this home seamlessly blends contemporary design with traditional elements, creating a perfect haven for modern living.

The ground floor features a spacious & welcoming entrance hall, leading to a convenient cloakroom. The heart of the home is the expansive open-plan kitchen, sitting, and dining area. This versatile space is perfect for both entertaining and everyday living, with French doors opening directly to the west-facing garden, allowing for seamless indoor-outdoor living.

The kitchen is equipped with a comprehensive range of integrated appliances, & a front-facing outlook over communal grounds & a picturesque pond. Additionally, a large storage cupboard offers practical space for all your needs.

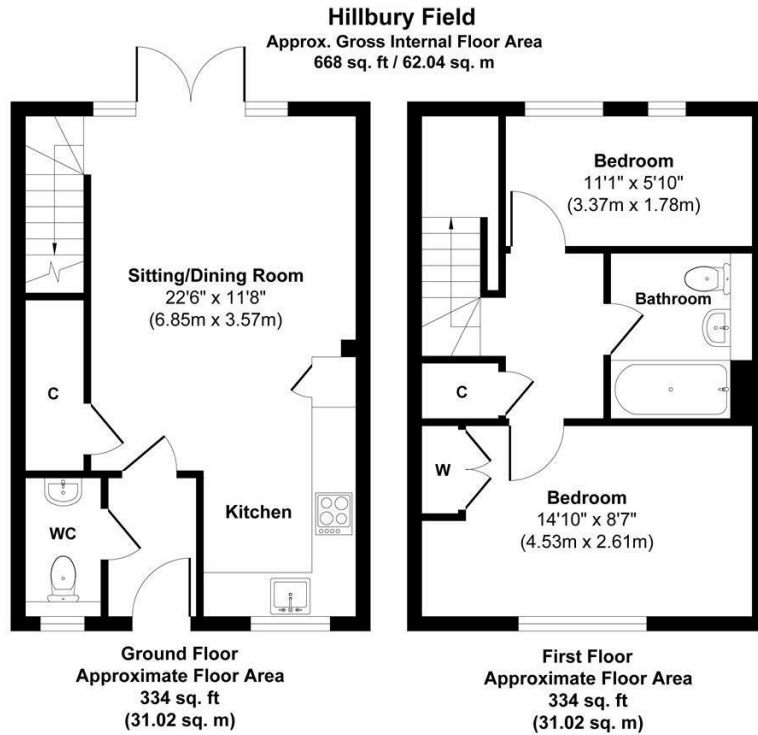
Upstairs, the first floor accommodates two generously sized bedrooms. The master bedroom features fitted wardrobes, providing ample storage, while the second bedroom offers versatility as either a double or single room. A well-appointed bathroom serves the upstairs area, finished with high-quality fixtures & fittings to ensure comfort & convenience.

The outdoor space is a true highlight. The south west-facing garden has been meticulously landscaped, featuring a terraced area ideal for outdoor dining & relaxation, along with a substantial lawn space for recreational activities. The garden is securely fenced on one side & bordered by an attractive wall on the other, ensuring privacy and a sense of seclusion. A gate provides convenient access from the allocated parking area.

With its impeccable construction, stylish interiors, and beautiful garden, this property offers an exceptional living experience. Don't miss the opportunity to make this wonderful house your new home.

- Two Bedroom • End-Terraced • South West Facing Garden • Two Allocated Parking Bays • Remainder of 10 year NHBC Build Warranty • Mains Water • Gas Central Heating • Council Tax Band: C Rother • Communal Service Charge: £578.60 Currently p.a.





Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown

Produced by Homefocusstudio.com



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	100
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	
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.

Wyatt Hughes

