



Church Street
Ticehurst, East Sussex, TN5 7AG

Asking price £750,000 Freehold

Wyatt
Hughes

CHURCH STREET, TICEHURST, EAST SUSSEX, TN5 7AG

ASKING PRICE £750,000 FREEHOLD

Welcome to The Old Forge, a delightful 4-bedroom detached house in the picturesque village of Ticehurst, East Sussex. This spacious property, with a floor area of 2,360 sq. ft., offers a fantastic opportunity for renovation and modernisation. Featuring an integral garage, ample driveway, and beautiful gardens, this house is ideal for families looking to create their dream home in a tranquil village setting.

Upon entering, you're greeted by a spacious hallway. The ground floor has a large living/dining room, perfect for relaxation and entertaining, with natural light flooding through large windows. The adjoining kitchen is functional with ample storage and counter space. Additionally, the ground floor includes a convenient shower room for added comfort and accessibility. The integral garage offers secure parking and extra storage.

Upstairs, the first floor is home to four generously sized bedrooms, offering plenty of space for family and guests. The master bedroom is particularly spacious with beautiful views. The other bedrooms are also sizeable and filled with natural light. The first floor features a family bathroom and a Jack & Jill bathroom, ensuring convenience for all.

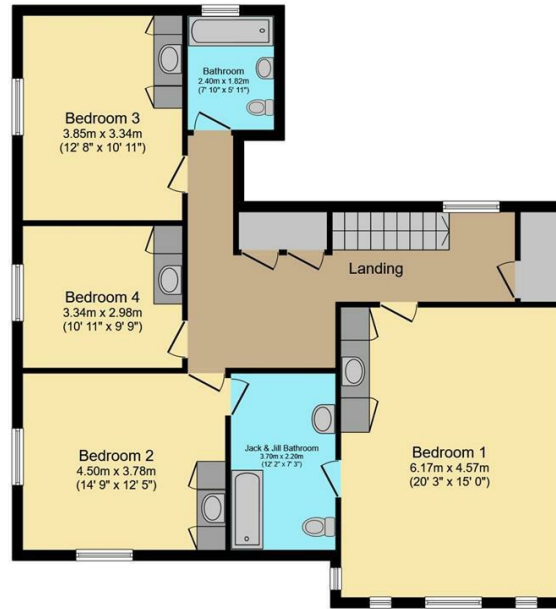
The charming rear gardens are perfect for gardening enthusiasts. The driveway offers ample parking space, ideal for multiple vehicles. The house's traditional brick and tile facade adds to its character and charm.

While The Old Forge requires modernising, it presents an excellent opportunity for new owners to personalise and upgrade it to their tastes. The spacious rooms, desirable location, and beautiful gardens make it a worthwhile investment for those looking to create a bespoke family home.

Situated in the heart of Ticehurst, The Old Forge benefits from a tranquil village setting while still being close to local amenities. The village offers a range of shops, cafes, creating a convenient and welcoming community.

- Four Bedrooms • Detached • Integral Garage • Driveway • Gardens & Rural Views • Village Location • Mains Water • Oil Central Heating • EPC: TBC • Council Tax: Rother - Band G





TOTAL: 219.2 m² (2,360 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			
(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		

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**

