



Old Wardsdown
Flimwell, East Sussex, TN5 7NN
Asking price £650,000 Freehold

Wyatt
Hughes

OLD WARSDOWN, FLIMWELL, EAST SUSSEX, TN5 7NN

A beautifully presented and spacious four bedroom detached house with integral double garage, located in a tucked away cul-de-sac position with direct access to countryside walks. This property is perfect for families or individuals seeking a spacious and tranquil living environment.

As you step into the welcoming hallway, you are greeted by a warm and inviting atmosphere that flows throughout the home. The ground floor has a spacious living room with patio doors that flood the room with natural light, creating a bright and airy feel. Adjacent to the living room is the dining room, perfect for hosting family dinners and entertaining guests.

The heart of the home is the generously sized kitchen/breakfast room, featuring modern appliances, ample storage space, and a lovely breakfast area where you can enjoy your morning coffee while overlooking the beautiful garden. The ground floor also includes a convenient W.C. and access to the integral double garage, providing secure parking and additional storage space.

Ascending the staircase to the first floor, you will find four well-proportioned bedrooms. The master bedroom has the added advantage of having an ensuite bathroom. A well-appointed family bathroom serves the additional bedrooms, ensuring convenience and comfort for all.

The exterior of the property is equally impressive. The garden is beautifully landscaped, creating an inviting first impression. The rear garden is a true highlight, offering a private and tranquil oasis with lush greenery, mature trees, and well-maintained flower beds. It's the perfect spot for outdoor dining, gardening, or simply enjoying the peaceful surroundings.

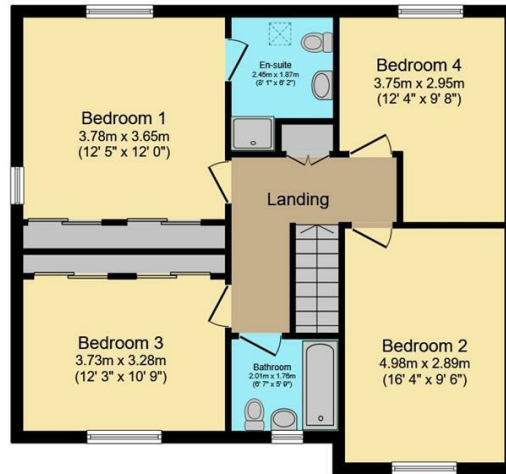
Flimwell is a charming village in East Sussex, known for its scenic countryside and excellent connectivity to larger towns and cities. Residents can enjoy easy access to the nearby towns of Ticehurst and Hawkhurst, offering a range of shops, restaurants, and recreational facilities.

- Four Bedrooms • Detached House • Integral Double Garage • Driveway • Front & Rear Gardens • Ensuite Bathroom • Double Glazing • Gas Central Heating • Mains water • Council Tax Band F





Ground Floor
Floor area 84.1 m² (906 sq.ft.)



First Floor
Floor area 68.2 m² (734 sq.ft.)

TOTAL: 152.4 m² (1,640 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		68	83
	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.

