



Acres Rise  
Ticehurst, East Sussex, TN5 7DD

Freehold

Wyatt  
Hughes

# ACRES RISE, TICEHURST, EAST SUSSEX, TN5 7DD

## FREEHOLD

This three/four bedroom detached chalet-style home offers a practical and well-balanced layout, along with all the features that make everyday living simple and comfortable. The property sits back from the road with a private driveway, lawned front garden, and a separate garage.

Inside, the ground floor includes a good-sized living room with a central fireplace and front aspect windows, giving the room a warm, comfortable feel. The separate dining room sits at the rear of the house and opens directly onto the back garden via French doors – ideal for meals that carry on outdoors in the summer. The kitchen is laid out in a functional L-shape, with plenty of storage and room for casual seating at the breakfast bar.

One of the bedrooms is located on the ground floor, making it a solid option for guests, a home office, or for those wanting single-level living. A WC completes the ground floor.

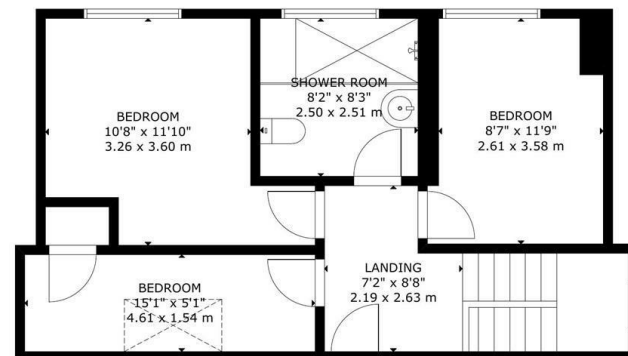
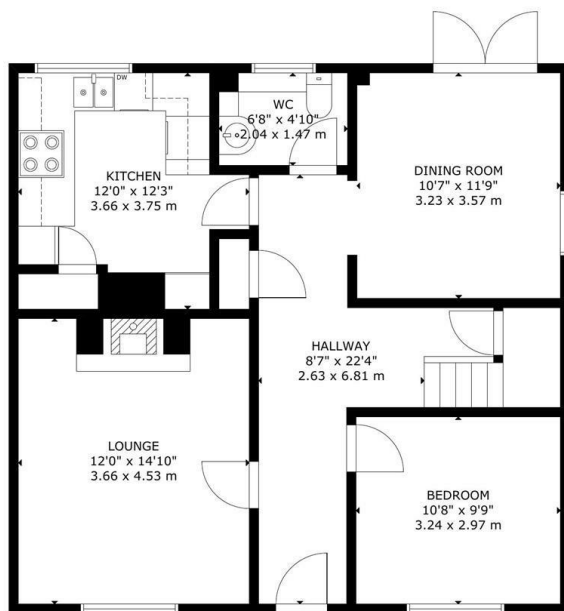
Upstairs, there are two/three further bedrooms and a family shower room, all set around a central landing.

The rear garden is a private space with a mix of lawn, patio and planting, offering a quiet spot to sit out or potter. The garage is accessible via a side path and adds useful storage.

This house sits within easy walking distance of Ticehurst village centre, with shops, a pub, and local amenities just minutes away. It's a tidy, well-positioned home with flexible living space and outdoor room front and back – the kind that doesn't come up too often in this area.

- Three/Four bedrooms • Detached • Chalet Bungalow • Driveway • Garage • Two Reception Rooms • Gas Central Heating • Mains Drains • EPC TBC • Council Tax Band E





GROSS INTERNAL AREA  
TOTAL: 120 m<sup>2</sup>/1,296 sq ft  
FLOOR 1: 72 m<sup>2</sup>/780 sq ft, FLOOR 2: 48 m<sup>2</sup>/516 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| 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 | 81        |

| 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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