



**2 Bed
House - End Terrace
located in**

SELBYS
ESTATE AGENTS

22 High Street
Maresfield
TN22 2EH



This beautifully renovated, two-bedroom attached period cottage offers a perfect blend of modern living and historical charm. Situated in a peaceful, traffic-free location off the high street, it enjoys a central yet secluded position within walking distance of local amenities. As a Grade II listed property, it retains a wealth of character features, including high ceilings, and has recently undergone a comprehensive renovation. The result is a stunning home finished to an impeccable standard, featuring a brand-new modern kitchen and a stylish shower suite.

The accommodation is thoughtfully arranged over two stories. Entry is through a welcoming hallway, with a nearby shower room for convenience. A generously sized sitting room with an attractive fireplace flows into a beautifully fitted kitchen/dining area, featuring a range of shaker-style units along one side. A utility room houses the domestic boiler and provides plumbing for a washing machine, adding to the home's practicality. Upstairs, the first floor offers two spacious double bedrooms, each with high ceilings that enhance the sense of space.

Outside, the property is approached via a driveway that leads to its allocated parking space. A charming picket-style gate opens to the front garden, which is level and well-maintained, offering a lovely outdoor space to enjoy. This home perfectly combines the charm of a period property with modern comforts, making it an ideal choice for those seeking a stylish village retreat

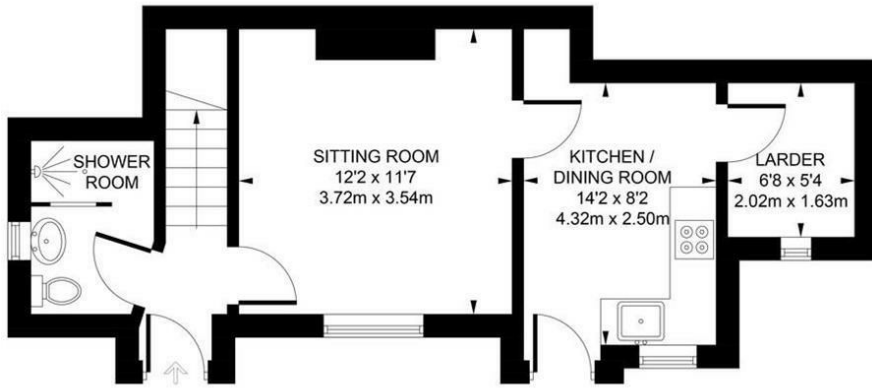
£325,000

This beautifully renovated two-bedroom period cottage offers modern comforts while retaining its historic charm. Located in a peaceful, traffic-free area just off the high street, it's within walking distance of local amenities. The property features a level garden and convenient off-street parking, making it an ideal village home.

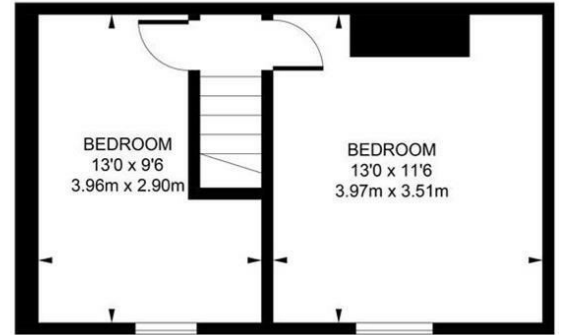


High Street, Maresfield, TN22

Approximate Gross Internal Area = 655 sq ft / 60.9 sq m (Including Garage)



GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapLtd.co.uk (ID1122424)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

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