



Peter _____
_____ **Buswell**
Independent Family Estate Agents

No Onward Chain in Ticehurst

Guide Price £600,000

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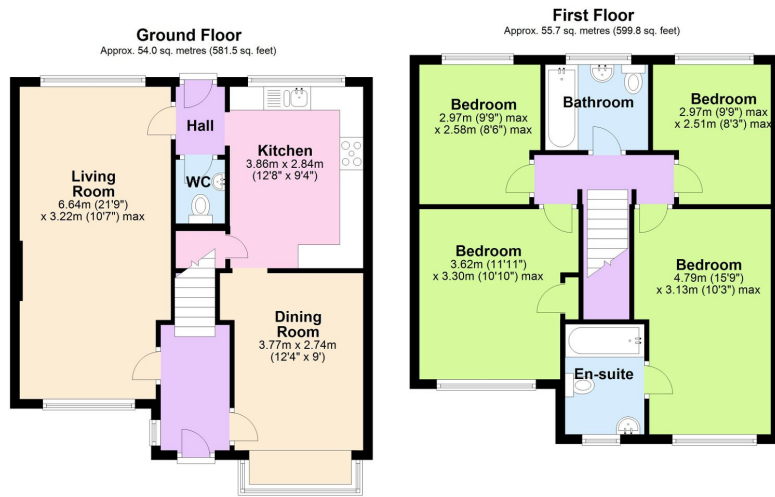
Description

Guide Price £600,000 to £615,000 - This four bedroom detached house is conveniently located to Ticehurst High Street and within walking distance of Ticehurst Primary School. The generous accommodation offers a dual aspect living room, separate dining room, fitted kitchen and cloakroom. The four bedrooms occupy the first floor with an en-suite to bedroom one and family bathroom. All accompanied by a front and rear garden, off-road parking and detached garage, a perfect family home.

Location

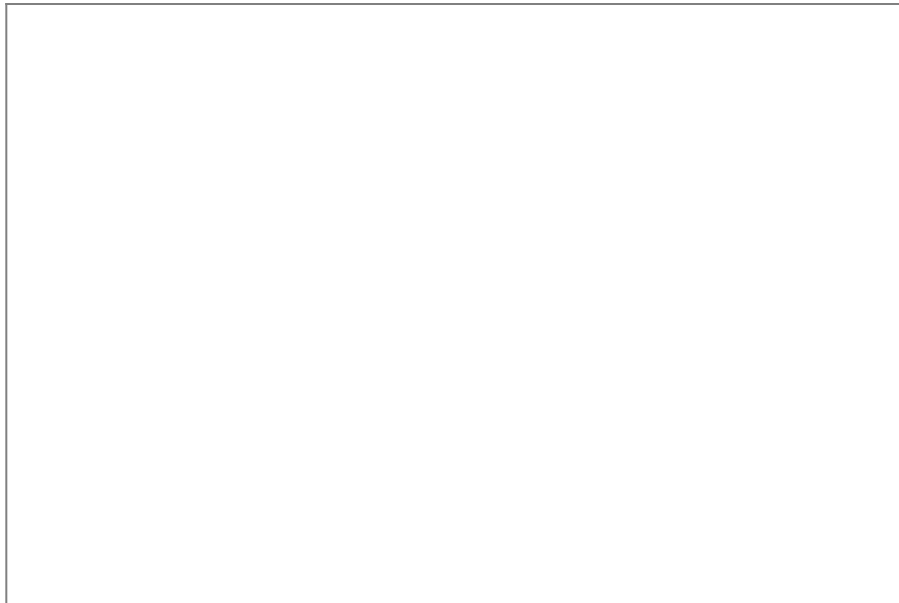
Ticehurst is a village in East Sussex near to Etchingham, Hawkhurst, Hurst Green and Flimwell. The nearest railway station is in Stonegate. Not too far away is Bedgebury Forest. It is open 365 days a year and is the perfect place to walk, cycle, ride or play in a spectacular world of trees. Also nearby is the award winning Pashley Manor Gardens which has one of the finest gardens in England and offers a sumptuous blend of romantic landscaping, imaginative plantings and fine old trees, fountains, springs and large ponds, with interest and colour throughout the year. Dale Hill Hotel & Golf Club in Ticehurst is a leading golf resort with a remarkable four star hotel and two magnificent golf courses.





Total area: approx. 109.7 sq. metres (1181.3 sq. feet)

- GUIDE PRICE £600,000 TO £615,000
- CONVENIENTLY LOCATED TO THE HIGH STREET & SCHOOL
- SEPARATE DINING ROOM
- DETACHED GARAGE & OFF ROAD PARKING
- EPC RATING C
- DETACHED FOUR BEDROOM HOUSE
- GENEROUS LIVING ROOM
- FRONT AND REAR GARDEN WITH GATED SIDE-ACCESS
- CLOSE PROXIMITY TO DALE HILL GOLF CLUB
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		