



Peter
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Independent Family Estate Agents

No Onward Chain In Flimwell

£375,000

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Open Day - Saturday 29th June (by appointments only)

Welcome to this charming Victorian, two-bedroom end-of-terrace home, featuring a single garage with off-road parking to the rear. The sweet, mature rear garden is laid to lawn, adorned with flower beds and a pretty paved seating area. While the interior could benefit from some modernisation, it offers two double-bedrooms on the first floor, a living room with a snug fireplace and south-facing windows, and a kitchen breakfast room with a view of the rear garden. Additionally, there is a downstairs bathroom, completing the charming layout of this lovely home.

If You Lived Here

Flimwell is a picturesque village in East Sussex, with nearby villages of Etchingam, Hawkhurst, Hurst Green, and Ticehurst. The nearest railway station is in Stonegate, providing convenient transport links. For shopping of those essential day to day items, Hawkhurst is just under 3 miles away which has a Tesco and Waitrose supermarket as well as some local shops, Ticehurst has a Londis store & post office. Just over a mile away, Bedgebury Forest offers a year-round haven for walking, cycling, riding, or playing amidst a stunning array of trees.

Also nearby is the award-winning Pashley Manor Gardens, one of England's finest gardens, offering a sumptuous blend of romantic landscaping, imaginative plantings, and fine old trees, with fountains, springs, and large ponds providing interest and colour throughout the year.

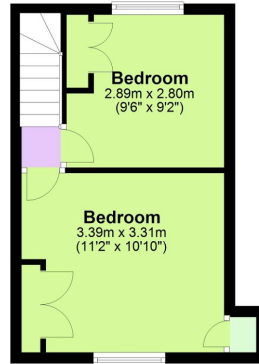
For golf enthusiasts, Dale Hill Hotel & Golf Club in Ticehurst is a leading golf resort with a remarkable four-star hotel and two magnificent golf courses. This location offers the perfect blend of rural tranquillity and access to outstanding local amenities, making it an ideal place to call home.



Ground Floor
Approx. 29.9 sq. metres (322.1 sq. feet)



First Floor
Approx. 23.4 sq. metres (251.4 sq. feet)



Total area: approx. 53.3 sq. metres (573.5 sq. feet)

- OPEN DAY - SATURDAY 29TH JUNE (By Appointments Only)
- OFF-ROAD PARKING
- TWO BEDROOM END-OF-TERRACE HOUSE
- SINGLE GARAGE
- SPACIOUS KITCHEN OVERLOOKING THE GARDEN
- POTENTIAL TO MODERNISE
- EPC RATING - D
- MATURE AND WELL-MAINTAINED REAR GARDEN
- NO ONWARD CHAIN
- COUNCIL TAX BAND - C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		