



# Lambert & Foster



## THE OLD FORGE

CHURCH STREET | TICEHURST | EAST SUSSEX | TN5 7AG

*A wonderful opportunity to purchase a detached four-bedroom unlisted period home with spectacular views located in a private yet convenient setting in the popular village of Ticehurst. The property presents the perfect opportunity for new owners to put their own stamp on it and benefits from ample off-street parking and a garage.*

Asking Price £750,000

FREEHOLD



## THE OLD FORGE

CHURCH STREET | TICEHURST | EAST SUSSEX | TN5 7AG

Lambert & Foster are delighted to bring to market this beautiful four-bedroom detached unlisted period home with spectacular views across the surrounding countryside located in a quiet and secluded spot yet close to all the amenities of the popular village of Ticehurst. Set down a drive, you approach the property via its own entrance where you find ample parking for several cars. Inside the property has on the ground floor, kitchen, sitting/dining room, central hallway and shower room. Upstairs you find four double bedrooms, an ensuite bathroom and a family bathroom. The property itself would benefit from refurbishment and offers scope for extending (STPP). Wonderful views are enjoyed across the surrounding countryside.

The property also benefits from an attached garage which is also accessible from the main house.

Outside, the garden is a fantastic feature of the property and a truly private space in which to enjoy with far reaching views.

The property is in the popular village of Ticehurst and within a short walk of all the amenities this wonderful village has to offer including a thriving local church, public house, and a plethora of independent shops.



- Total floor area approximately 2010 ft<sup>2</sup> (186.7 m<sup>2</sup>)
- Four bedrooms
- Three bathrooms
- Ideal potential for refurbishment and extending (STPP)
- Sitting/dining room
- Attached garage
- Close to village amenities
- Private location away from main road
- Wonderful views
- Private driveway with ample parking
- Etchingam mainline station a short drive

## GENERAL

**Tenure:** Freehold

**Services:** Oil central heating with all other mains services (electricity and water) connected but not tested. Mains drainage.

**Local authority:** [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Council tax:** Band G **EPC:** F (37)

## VIEWING

By appointment only.

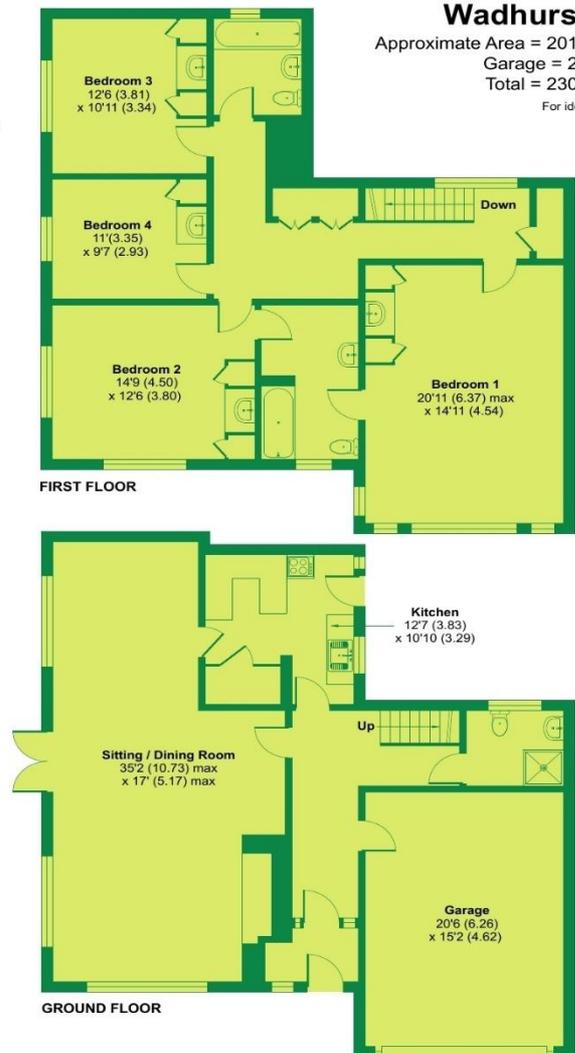
**Sussex Office:** 01435 873999.

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### The Old Forge, Church Street, Ticehurst, Wadhurst, TN5 7AG

Approximate Area = 2010 sq ft / 186.7 sq m  
 Garage = 297 sq ft / 27.5 sq m  
 Total = 2307 sq ft / 214.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Lambert and Foster Ltd. REF: 1150697

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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