



9  
ACRES RISE, TICEHURST, EAST SUSSEX, TN5 7DD



**Lambert  
& Foster**

TUNBRIDGE WELLS 11 MILES | GATWICK AIRPORT 45 MILES | ETCHINGHAM STATION 4 MILES

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

A end of terrace three-bedroom family home located on a quiet cul-de-sac in the popular village of Ticehurst. The property benefits from a large private garden and a double garage

ASKING PRICE £350,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this end of terrace three-bedroom semi-detached family home with a double garage and an open-plan kitchen/dining room on a quiet cul-de-sac in the popular village of Ticehurst.

This well-presented property is set over two floors and includes, on the ground floor, a sitting room, kitchen/dining room and WC. On the first floor there are three bedrooms, a family bathroom and a separate cloakroom.

The kitchen/dining room is an excellent space with a door leading directly out to the garden. There is ample room for a large dining table and is a bright and airy space in which to dine and entertain. The kitchen area benefits from spot lighting, a large range cooker with hood and a butler sink. The three bedrooms are all excellent proportions, and the family bathroom features modern fixtures and fittings.

Outside, to the front, there is a garden mainly laid to lawn. To the rear, the garden is an excellent space which is mainly laid to lawn and features a small patio area and a shed. The double garage is located behind the property which can be accessed via a gate in the garden.



## FLOORPLANS

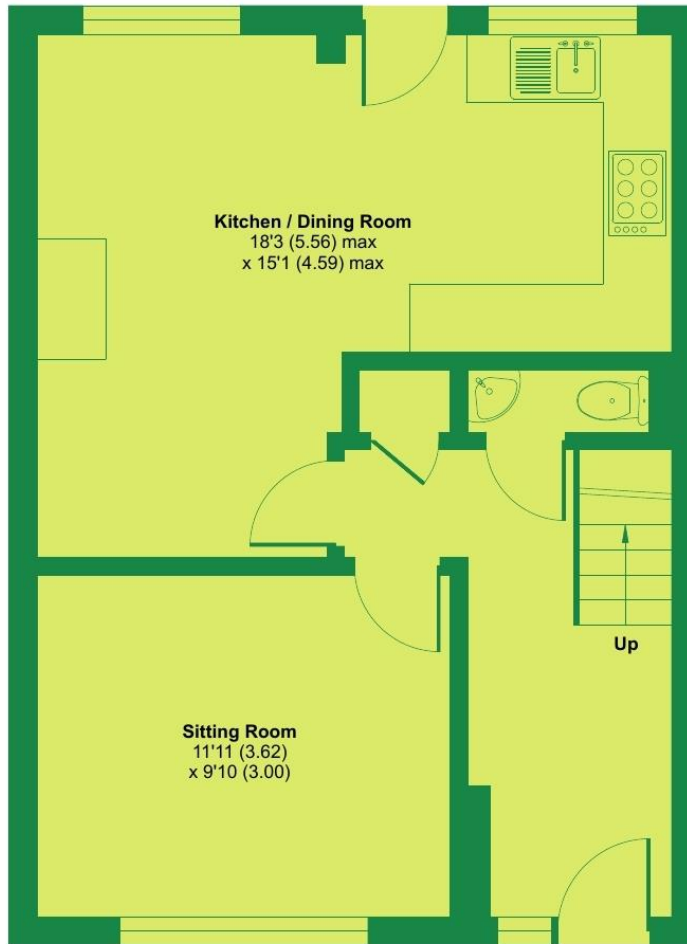
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



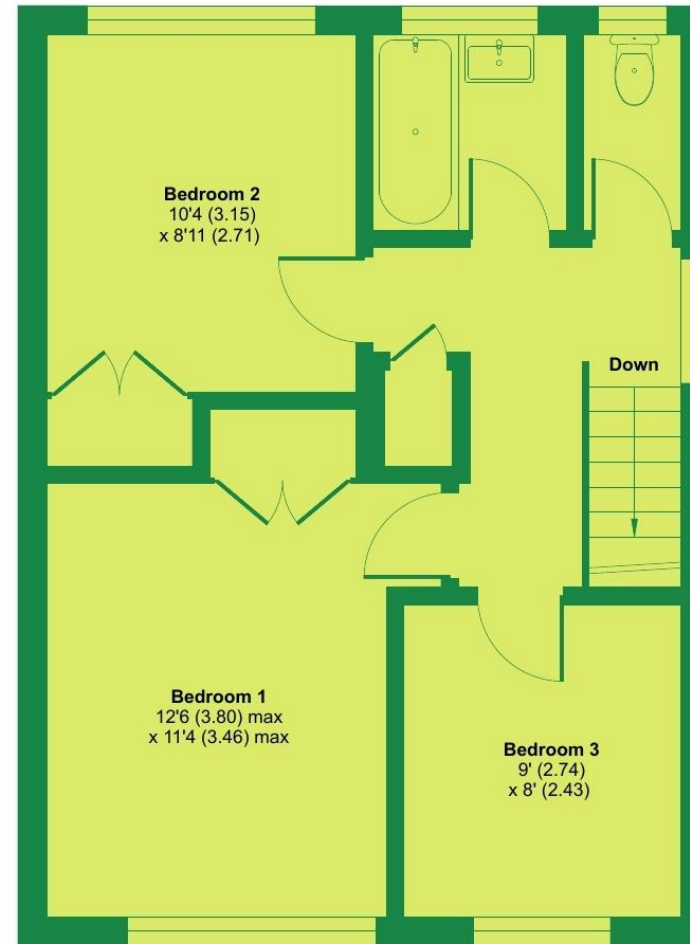
## 9 Acres Rise, Ticehurst, Wadhurst, TN5 7DD

Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1188777



**VIEWING:** By appointment only. **Sussex Office:** 01435 873999.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

**BROADBAND & MOBILE COVERAGE:** (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band D **EPC:** C (72)

**FLOOD & EROSION RISK:**

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**CONSTRUCTION TYPE:** Bricke elevation & tile roof

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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