



16
CHURCH STREET, TICEHURST, EAST SUSSEX, TN5 7AH



**Lambert
& Foster**

GATWICK AIRPORT 38 MILES | TUNBRIDGE WELLS 10 MILES | WADHURST STATION 5 MILES | ETCHINGHAM STATION 3.9 MILES

16, CHURCH STREET, TICEHURST, EAST SUSSEX, TN5 7AH

A charming two-bedroom unlisted period property within walking distance of all the amenities in the sought-after village of Ticehurst. The property benefits from front and rear gardens and huge potential to renovate and extended (STPP).

OFFERS IN EXCESS OF £400,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this characterful two-bedroom period cottage located in a prime position in the sought-after village of Ticehurst.

The house is ideally positioned within a short walk of all the amenities of this bustling East Sussex village and sits directly opposite St Mary's Church. The property, which has just under 800 sq.ft. of internal living space, is offered to the market chain free and has, on the ground floor, a well-proportioned sitting room with an attractive bay window, an ample kitchen and a conservatory/dining room. On the first floor you find a double bedroom and a family bathroom while on the top floor is a further bedroom.

The property represents the ideal opportunity for the new owner to put their own stamp on and could, subject to the necessary permissions, be extended to incorporate the attached outbuilding.

The property is unlisted yet exudes charm and benefits from a variety of character features. Outside, to the front, is a mature garden, bordered by a picket fence, with a variety of established shrubs and a path leading to the front door. To the rear, is a long garden with an attached brick built outbuilding currently being used as a storeroom and an outside WC. The garden stretches to a private road to the rear where there could, subject to the necessary permissions, be room to incorporate a parking space.



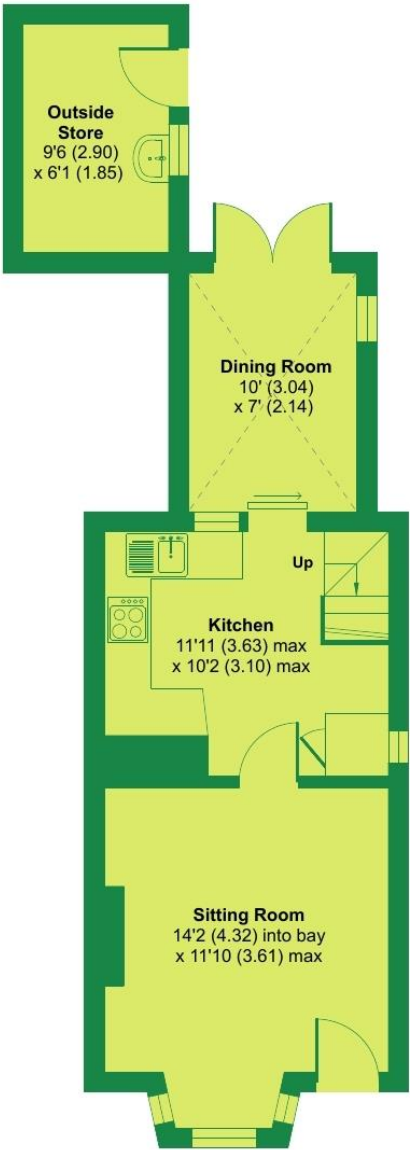
FLOORPLANS

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

16 Church Street, Ticehurst, Wadhurst, TN5 7AH

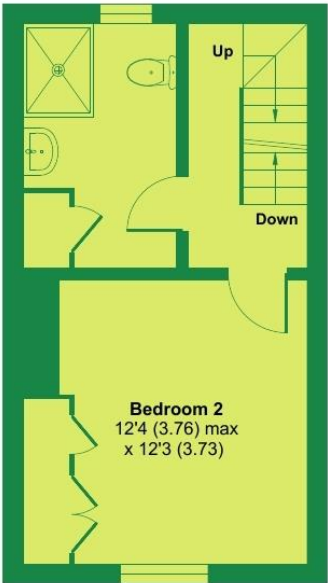
Approximate Area = 796 sq ft / 73.9 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Outbuilding = 58 sq ft / 5.3 sq m
Total = 882 sq ft / 81.8 sq m

For identification only - Not to scale



GROUND FLOOR

Denotes restricted
head height



FIRST FLOOR



SECOND FLOOR





VIEWING: By appointment only.

Sussex Office: 01435 873999.

WHAT3WORDS: AUNTS.ANIMALS.FLASK

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.rother.gov.uk

COUNCIL TAX: Band D **EPC:** E (52)

FLOOD & EROSION RISK:

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick elevation with 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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