



125

— YEARS OF —

**Lambert
& Foster**



2 BELL COTTAGES
HIGH STREET, TICEHURST, EAST SUSSEX, TN5 7AS



**Lambert
& Foster**

TUNBRIDGE WELLS 10 MILES | GATWICK AIRPORT 45 MILES | WADHURST STATION 4.9 MILES

2 BELL COTTAGES, HIGH STREET, TICEHURST, EAST SUSSEX, TN5 7AS

A characterful and fully renovated mid-terrace two-bedroom period property with front and rear gardens in a wonderful central position in the popular village of Ticehurst.

ASKING PRICE £390,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this fully renovated two-bedroom Grade II Listed mid-terrace cottage in a central location in the popular village of Ticehurst, East Sussex.

This bright and well-presented property is set over three floors and benefits from more than 750 sq. ft. of internal living space and includes a sitting room, kitchen, two bedrooms and family bathroom.

Entering through the front door you come directly to a well-proportioned living room with recessed spot lighting, carpeted flooring and a window looking out to the front garden and the High Street beyond. From the living room you enter the kitchen, a well-designed space with a single hob Aga, bespoke wall and floor cabinets offering ample storage space, recessed spot lighting, a large butler sink and wooden worktops. There is ample room for a small kitchen table and French doors leading directly to the patio garden to the rear.

Taking the stairs to the first floor you find a principal bedroom with fitted wardrobes and a well-appointed modern family bathroom with a free-standing roll-top bath and modern fixtures and fittings. Stairs take you to the top floor where you find an additional double bedroom.

OUTSIDE

Outside the property benefits from both front and rear gardens. Approaching the house from the High Street you find a paved path through the front garden that has a variety of mature plants and shrubs. To the rear, accessed directly from the kitchen, is a patio garden which is mainly paved with a modern shed for storage.

- Grade II Listed
- Two bedrooms
- Fully renovated
- Aga cooker
- Free-standing roll-top bath
- Village location



FLOORPLANS

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

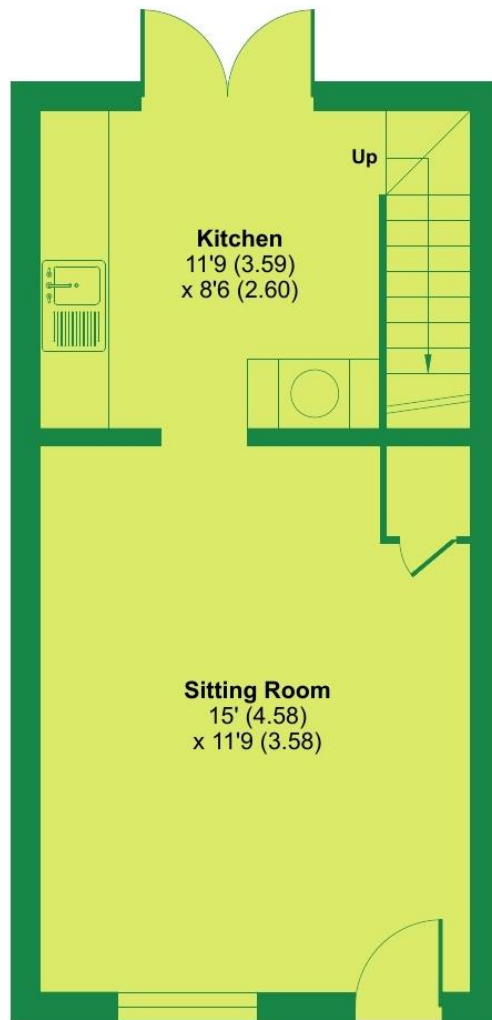
High Street, Ticehurst, Wadhurst, TN5

Approximate Area = 658 sq ft / 61.1 sq m

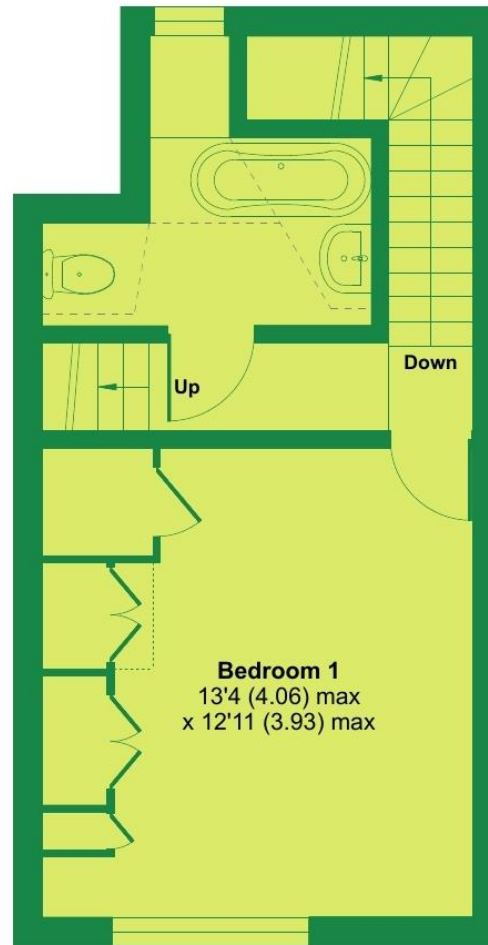
Limited Use Area(s) = 95 sq ft / 8.8 sq m

Total = 753 sq ft / 69.9 sq m

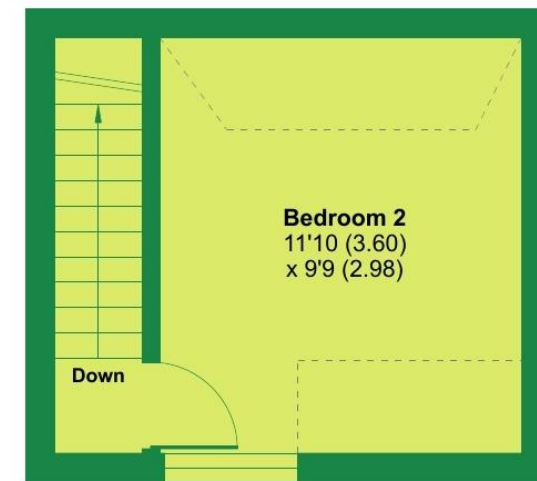
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Denotes restricted
head height





VIEWING: By appointment only.

Sussex Office: 01435 873999.

WHAT3WORDS: ///RUMBLES.PRICE.WIDELY

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:** NA

FLOOD & EROSION RISK:

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

PHYSICAL CHARACTERISTICS: Brick and weatherboard elevation with tiled 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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

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