



125

— YEARS OF —

**Lambert
& Foster**



OTTERBURN

HORSEGROVE AVENUE, TICEHURST, EAST SUSSEX, TN5 7DE



**Lambert
& Foster**

GATWICK AIRPORT 45 MILES | WADHURST STATION 5.5. MILES | TUNBRIDGE WELLS 7 MILES

OTTERBURN, HORSEGROVE AVENUE, TICEHURST, EAST SUSSEX, TN5 7DE

A detached three-bedroom chalet bungalow with a garage and a large garden and private parking in a quiet cul-de-sac in the popular village of Ticehurst.

ASKING PRICE £525,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this detached three-bedroom chalet bungalow with a garage and a large garden and private parking in a quiet cul-de-sac in the popular village of Ticehurst.

This wonderful chain free property, which benefits from more than 1510 sq. ft. of internal living space, is set over two floors and includes, on the ground floor, a kitchen, hallway, porch, sitting room, dining room, conservatory, bedroom, cloakroom and bathroom. On the first floor you find two bedrooms, a study and a cloakroom.

Entering the property through the porch you arrive in a large central hallway with stairs leading to the first floor. To your right you find a double aspect sitting room and a dining room with sliding doors leading to a conservatory. The conservatory has doors leading directly outside to the garden. From the central hallway to your left you find a bedroom, a family bathroom with both a shower and a bath, a cloakroom and a well-proportioned kitchen with a ample worktop space and a door leading directly to the rear garden.

Upstairs you find two double bedrooms and a small study room with eaves access and a cloakroom.

The property is the ideal buy for someone looking to put their own stamp on a property and offers bright a spacious living accommodation.

DESCRIPTION CONTINUED

Outside, the property located in a sought-after cul-de-sac and is approached via a private drive with ample parking and a garage.

To the rear you have wonderful views and large private garden with mature trees, shrubs and borders..

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



FLOORPLANS

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

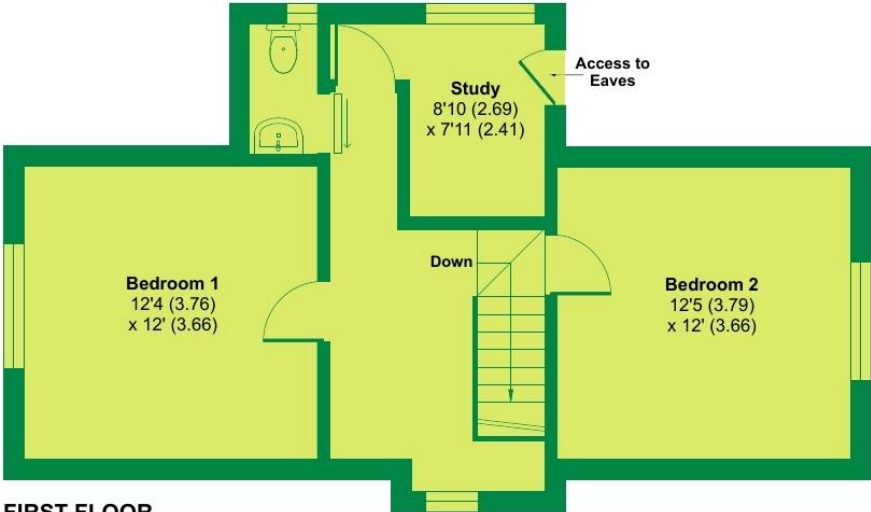
Horsegrove Avenue, Ticehurst, Wadhurst, TN5

Approximate Area = 1513 sq ft / 140.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage
Unmeasured



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

WHAT3WORDS: ///SOAPS.SPENDERS.CURSING

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains 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 E **EPC:** ASK AGENT

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Predominantly brick elevations 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.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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