

**RUSH
WITT &
WILSON**



**2 Chequers Cottages, High Street, Ticehurst, East Sussex, TN5 7BQ.
£325,000 Freehold**

A charming and beautifully presented two bedroom Grade II listed mid-terraced cottage enjoying an enviable High Street position of Ticehurst Village. This delightful character home offers well balanced accommodation arranged over two floors and hosts an abundance of period features throughout comprising a spacious main living room with exposed brick open fireplace , exposed joinery and oak flooring, spacious shaker style kitchen / breakfast room with stable door to the rear garden. A turned pine staircase provides access to a generous master bedroom with exposed joinery and timber flooring, further single bedroom or optional study and well appointed main bathroom suite. Outside enjoys a privately enclosed rear garden with brick paved terrace providing a sheltered seating area, a central brick paved path is flanked by well stocked and established borders with further seating area and summerhouse to one end. To the front the property has the benefit of on-street parking and is within striking distance to the local amenities including a village store/post office, chemist, doctor's surgery, pubs, gallery, café and primary school. The property is also conveniently located to the A21 and Wadhurst mainline station is located 5.1 miles away offering a regular service to London Charing Cross.



Covered Entrance

External light, painted hardwood front door leading through to:

Sitting Room

12'1 x 12'3 (3.68m x 3.73m)

Timber window to the front, laminate flooring, radiator, beautiful exposed brick inglenook fireplace with oak bressumer, brick hearth, cast iron hood, exposed joinery, timber stairs rising to the first floor, painted timber wall panelling, full height cupboard with shallow unit housing the gas and electric meters, TV and phone points, ledged Suffolk latch door leading through to:

Kitchen/Breakfast Room

11'6 x 6'8 (3.51m x 2.03m)

Timber window and part glazed external stable door with access onto the rear garden, metro ceramic floor tiling, recess area for a free standing fridge/freezer, storage cupboard access via painted shaker style door, wall mounted Worcester combination boiler, space for breakfast table and chairs. The kitchen comprises a variety of matching wall and base units with shaker style doors with timber block counter tops, ceramic butler sink, space and plumbing for washing machine, inset four ring Zanussi gas burner with oven and grill.

First Floor**Landing**

Beautiful exposed joinery, pine flooring, access to loft space via pull down ladder, doors off to the following:

Bedroom One

12'2 x 12'6 (3.71m x 3.81m)

Timber window to front, pine flooring, radiator, beautiful exposed joinery, cast iron Victorian feature fireplace with painted surround, Jack and Jill half height cupboard with slatted shelving.

Bathroom

4'7 x 5'8 (1.40m x 1.73m)

Timber window to rear, pine flooring, traditional heritage suite comprising pedestal wash hand basin, push flush wc, radiator, panel enclosed bath with traditional taps and shower head attachment, ceramic wall tiling.

Bedroom Two/Office

7'1 x 5'6 (2.16m x 1.68m)

Timber window to rear, pine flooring, radiator, phone point, Jack and Jill half height cupboard with slatted shelving.

Outside**Front Garden**

Brick steps and concrete path which is shared access leading to the main entrance, log store.

Rear Garden

Beautiful cottage style garden with brick paved terrace adjacent to the rear of the property providing space for outside entertaining enclosed by high level close board and panelled fencing, central brick paved pathway extending through the garden with established borders either side, specimen camellias, holly bushes and flowering shrubs, this extends to the second end of the garden where there is an area of astro-turf with a variety of planted hydrangeas, specimen magnolia tree and rose borders, to the very end there is a further brick terrace edged in railway sleepers this provides another seating area, summerhouse.

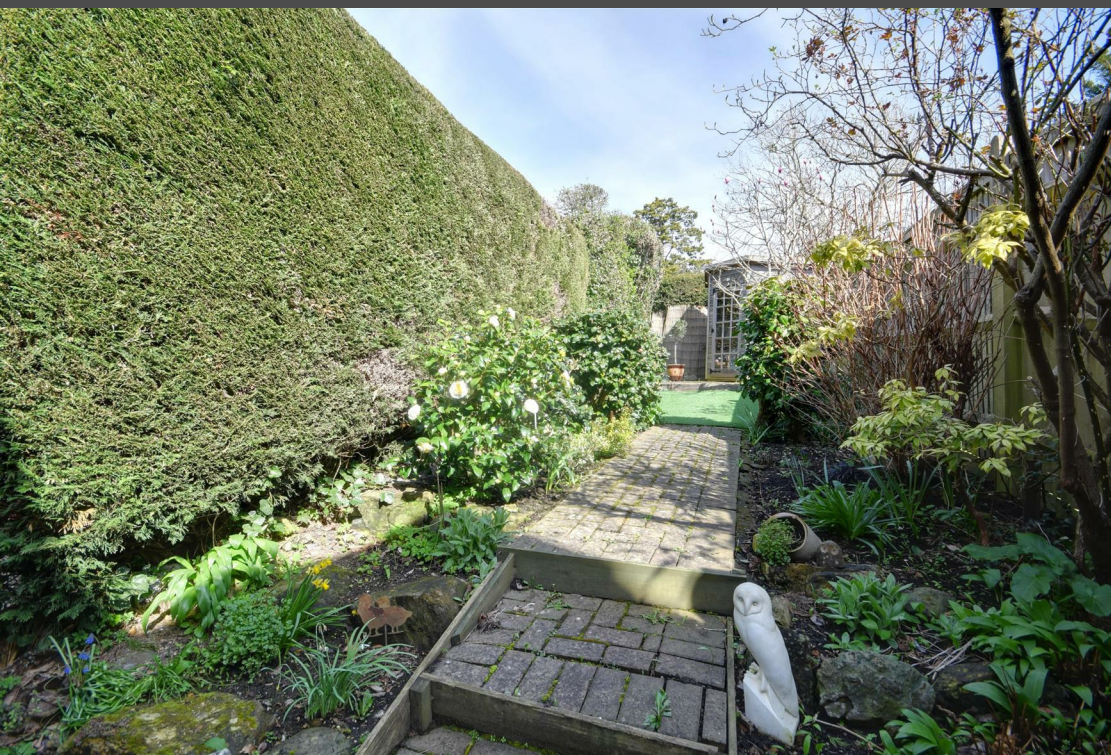
Agents Note

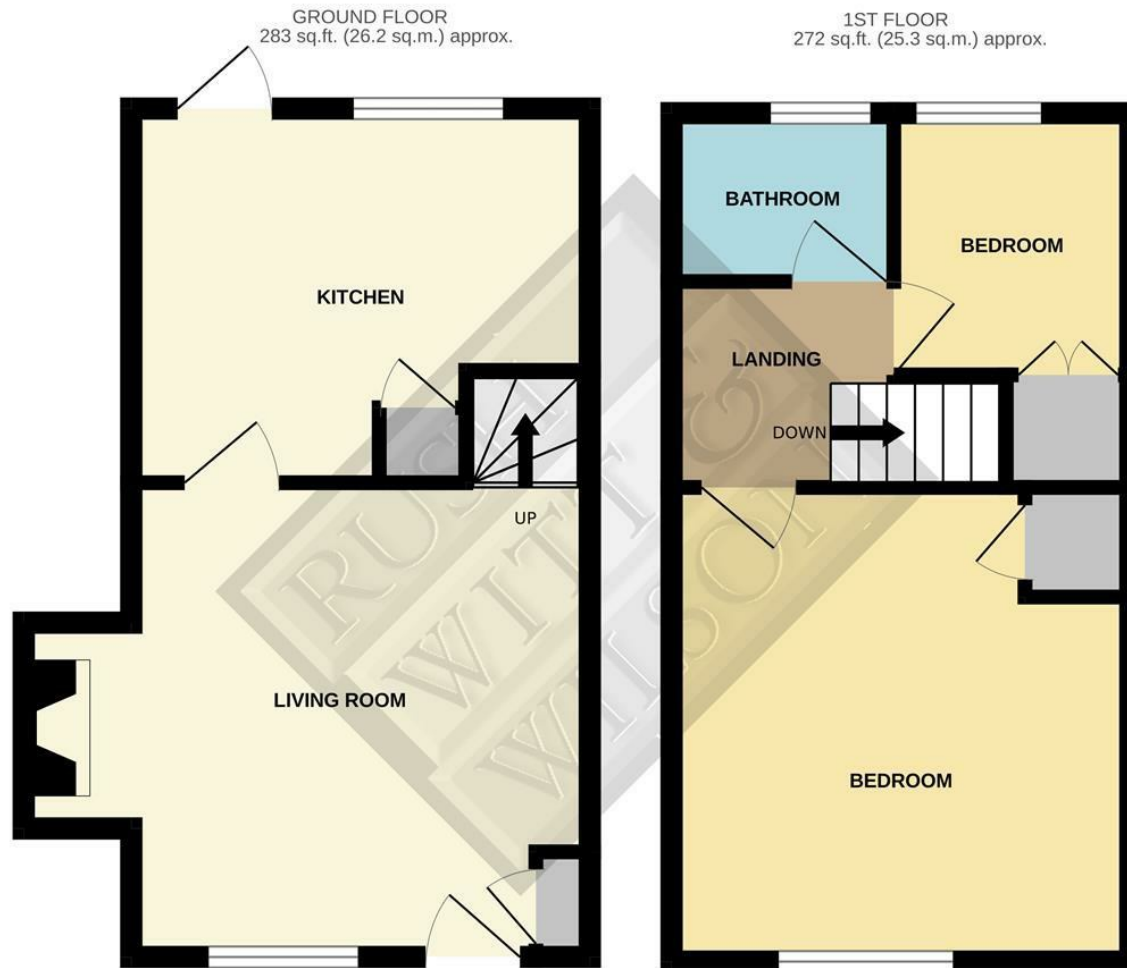
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D







TOTAL FLOOR AREA : 555 sq.ft. (51.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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