

**RUSH
WITT &
WILSON**



**1 Hollands Row, High Street, Flimwell, East Sussex, TN5 7PE.
£290,000 OIEO Freehold.**

An attractive two bedroom end of terrace Victorian cottage located within the picturesque Village of Flimwell located on the Kent / Sussex border. This delightful home is considered in need of general updating whilst also offering scope for further extension (subject to planning permission). Accommodation to the ground floor comprises a well-lit living / dining room with attractive fireplace, ground floor bathroom suite and kitchen to the rear. To the first floor enjoys a generous master bedroom with fitted wardrobes and further spacious double bedroom with far reaching views to Bedgebury Forest. Outside enjoys a private and well tended rear garden with established planted borders with gated access to one leading to a detached garage and parking space. Ticehurst High street is located 1.8 miles away offering 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 Etchingham mainline station is located 4.8 miles away offering a regular service to London Charing Cross.



Front Door

Part glazed uPVC front door leading directly into the sitting room.

Sitting Room

uPVC window to front with radiator below and a further uPVC window to side with radiator below, ceiling light, internal door leading into the inner hallway, carpeted flooring, exposed brick fireplace with oak Bessemer, fitted low level cupboards to the alcove, power points, t.v. connection, space for breakfast table and chairs, understairs storage cupboard.

Dining Room

13'5 x 11'8 into the alcove (4.09m x 3.56m into the alcove)

Inner Hallway

Carpeted with radiator, turned carpeted staircase extending to first floor accommodation, part glazed door leading into the kitchen.

Ground Floor Bathroom

6'1 x 6' (1.85m x 1.83m)

Internal door, carpeted flooring, w.c., pedestal wash basin and panelled bath suite, light and extractor, radiator, ceramic wall tiling.

Kitchen

11'9 x 7'3 (3.58m x 2.21m)

Tile effect vinyl flooring, part glazed uPVC door to side, uPVC window to rear, wall mounted Ideal gas boiler, space for free standing fridge/freezer, radiator, fitted base units with cupboards below, laminated counter top with single stainless bowl and drainer tap, above counter level power points, space for free standing cooker and under counter space for a washing machine.

First Floor Landing

Turned carpeted staircase with handrail extending to the landing with serves two bedrooms.

Master Bedroom

10'9 x 11'1 (3.28m x 3.38m)

Internal door, carpeted flooring, uPVC window to the front with radiator below, built-in double wardrobes, power points, further linen cupboard, via painted door complete with slatted shelving.

Bedroom Two

Located to the rear, internal door, carpeted flooring, uPVC window to the rear aspect with radiator below, built-in double wardrobes. This room enjoys beautiful views over the garden, neighbouring countryside and backs onto Bedgebury forest.

OUTSIDE

Rear Garden

Privately enclosed with an area of high standing led from the rear elevations, garden is laid lawn which is level and paved stepping stones extending to one end where we have a further panelled fence with high level gate leading to the parking area and garage. Paved seating area from the rear elevations and the garden is enclosed by established and mature hedgerow boundaries, variety of evergreen shrubs, further external lighting.

Front Garden

Low level iron gate and concreted path leading to front door. Decorative border to front enclosed by picket fencing, path to side, garden shed, high level gate leading into the rear garden. Parking with right on way access over a neighbouring properties drive with an area of hardstanding and a single garage located to the rear of the garden.

Detached Garage

12'1 x 8'3 (3.68m x 2.51m)

Manual door to the front with external lighting with a further external door and window leading directly into the rear garden.

Agents Note

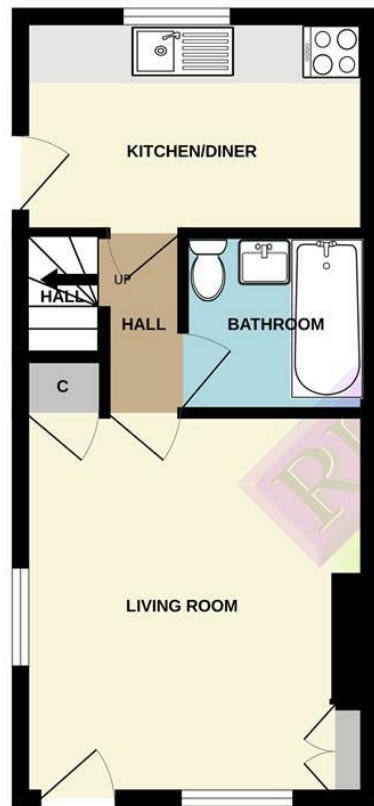
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - C





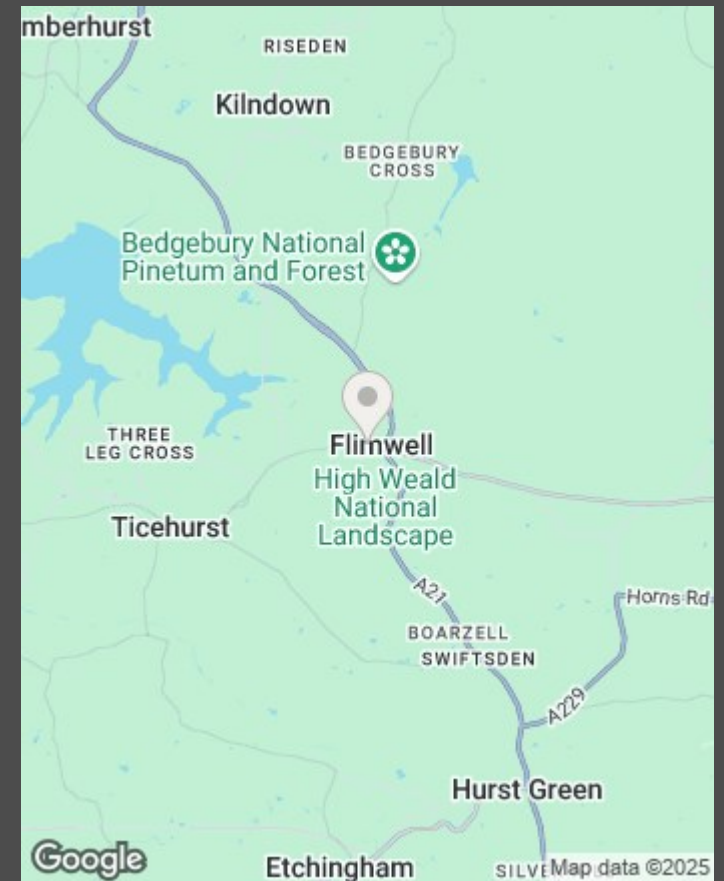
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/ECEnvironmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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