



**WOOD &
PILCHER**

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- Mid Terrace Cottage
- 3 Bedrooms
- Kitchen/Diner
- Southerly Facing Rear Garden
- Off Road Parking
- Energy Efficiency Rating: C

Town Row, Rotherfield

£389,995

woodandpilcher.co.uk

2 Seymour Cottages, Town Row, Rotherfield, TN6 3NL

This charming mid-terrace cottage, built in the 1800s and located on the outskirts of Rotherfield village, combines historical character with modern updates. As you enter, you're welcomed into a bright sitting room featuring a cosy fireplace with a wood-burning stove, which flows seamlessly into an open-plan dining area and kitchen. The kitchen, positioned at the rear of the home, is equipped with some of the standard appliances and provides direct access to a courtyard and the rear garden. Upstairs, the first floor offers three vaulted bedrooms along with a family bathroom. Outside, the front of the property features a small garden area and convenient off-road parking space to the side. The rear courtyard garden includes a versatile utility room/office, with steps leading up to the generous rear garden, which enjoys a southerly aspect and pleasant rural outlook.

Double glazed door opens into:

SITTING ROOM:

Attractive fireplace with wood burning stove and brick hearth, Sussex stone feature wall, wood flooring, radiator, recessed spotlights, smoke alarm, under stairs storage area, feature glass panelling and window to front with fitted plantation shutters.

KITCHEN/DINING ROOM:

Dining Area:

Large fireplace with oak mantel and sandstone hearth, white painted Sussex stone wall, wood flooring, radiator, plenty of room for dining furniture, recessed spotlights and window to front with fitted plantation shutters.

Kitchen Area:

Country style kitchen featuring a range of low level units with wooden roll top worksurface and sink with mixer tap. Fan assisted oven with 4-ring electric hob and extractor fan above, space for a dishwasher and further space for a tall fridge/freezer. Floating area of shelving, unit housing wall mounted combi boiler, wood flooring, radiator, recessed spotlights, two windows to rear with fitted blinds and door providing access to the rear courtyard and garden.

FIRST FLOOR LANDING:

Stairs rise with attractive glass panelling with fitted carpet, exposed wooden beams and open area of roof storage.

BEDROOM:

Chimney breast with exposed brick walling, original wooden floorboards, vaulted exposed beamed ceiling, radiator, fitted carpet and window to front.

BEDROOM:

Painted wooden panelling, vaulted exposed beamed ceiling, fitted carpet, radiator and window to rear.

BEDROOM:

Currently used as a study/dressing area with exposed brick chimney breast, vaulted exposed beamed ceiling, original wooden flooring, radiator and window to front.



BATHROOM:

L-shaped panelled bath with mixer tap, wall mounted shower attachment over with glass shower screen, low level wc, sink with swan mixer tap set into a vanity unit with shelving, exposed wooden floorboards, radiator, recessed spotlights and window to rear with fitted blind.

OUTSIDE FRONT:

Gravelled area of garden enclosed by picked fencing. To the side of the property is off road parking for one vehicle along with an area for bin storage.

OUTSIDE REAR:

Small courtyard area with open wood store and gate with access to off road parking via neighbouring property. Attractive stone rockery and gravelled steps rise to a large area of lawn with a decked patio, two wooden sheds and a selection of mature planting and flower bed borders. A particular feature of this garden is the southerly aspect and the stunning views over a private paddock.

UTILITY ROOM/OFFICE

Space for washing machine and tumbler dryer, wood effect laminate flooring, slatted wooden shelving and windows to front and side.

SITUATION: The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

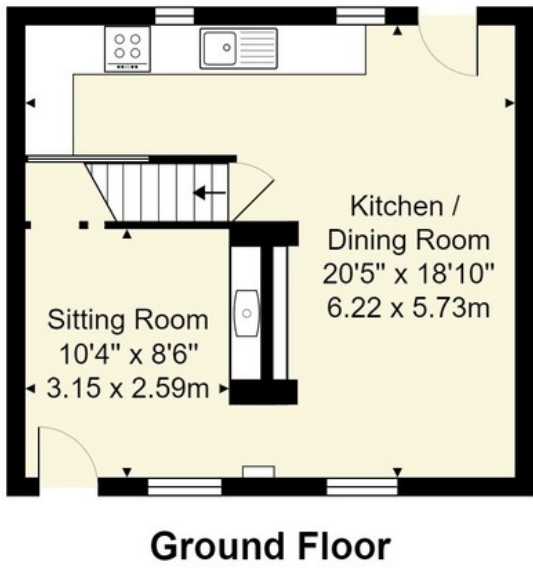
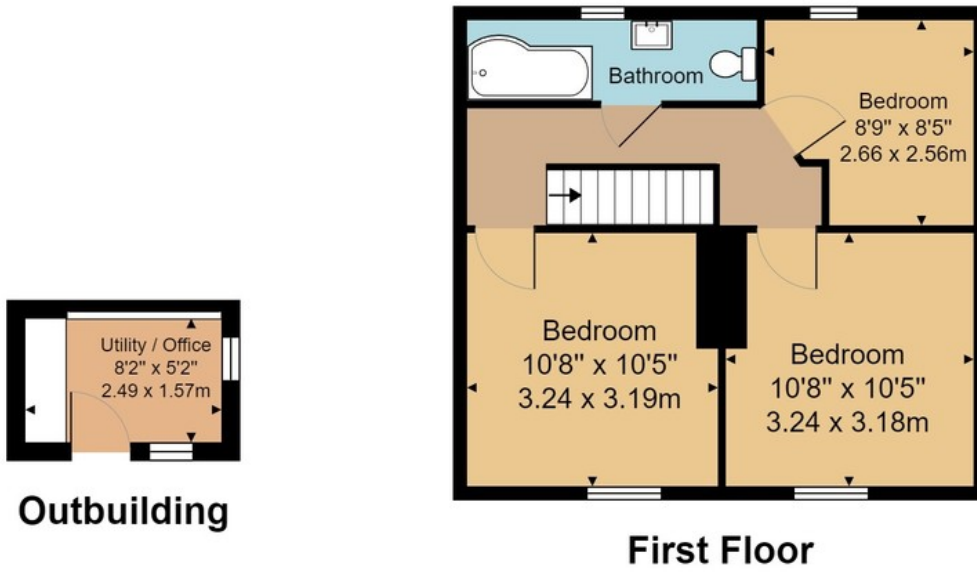
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Rights and Easements - No 3 & 4 Seymour Cottages have right of access across the courtyard garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 793 ft² ... 73.7 m²
(excluding utility / office)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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