



Offered with No Chain - An exquisite top floor apartment in a handsome stately building in the centre of the popular village of Ticehurst, with its abundance of amenities on the doorstep, and proximity to Bewl Water and Stonegate station. This unique property boasts immense character, elevated views over the village and a garage. The accommodation comprises: Entrance hall, kitchen, sitting/dining room, bedroom, bathroom and access to generous loft storage space. EPC:F

Offers in Excess of £225,000 Share of the Freehold

# Flat 4, Apsley Court

Pickford Lane, Ticehurst, TN5 7BJ

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Apsley Court is a beautiful Grade II listed period residence dating back to the early C17th, with C19th additions. Externally, the property is quintessentially Georgian with a handsome symmetrical brick facade featuring stone quoining, modillion cornice and curved hooded front door. Internally, the property displays some older details including wooden staircases, brick fireplaces and exposed beams.

Flat 4 is accessed via a communal door to the rear of the building, from the courtyard parking area, which opens into a hallway and leads to the main, grand turned wooden staircase, shared with just one other (first floor) apartment in the building.

At the top of the stairs, double doors open into the flat's central hallway, with the rest of the accommodation leading off it. A loft hatch with pull-down ladder in the hallway provides access to a useful attic storage space, which the vendors also use as a study space (restricted head height).

Exposed beams, wood flooring and plantation shutters are a recurring theme throughout the flat. The living room, which is big enough to accommodate sitting and dining spaces, features a brick fireplace housing a woodburning stove and has eye-catching views over the village to the front.

The kitchen is fitted with painted base units with wood block worktops and integrated appliances including a dishwasher, washing machine, fridge, freezer, oven and 5 ring electric hob.

The bedroom will accommodate a double bed and the well-appointed bathroom features a white suite with a standalone roll top bath.

To the rear of the building there is a walled courtyard with access off Pickford Lane, in which this flat has access to a garage en bloc. Additional parking can be found across the road in a tucked-away non-charging public car park.

Ticehurst is a picturesque village located about 3.5 miles East of Wadhurst and about 10 miles South-East of Royal Tunbridge Wells, close to Bewl Water Reservoir. It offers a lot of amenities including an award-winning pub in The Bell Inn, a village store with post office facilities, open seven days a week, a greengrocers, Buy the Weigh (zero waste shop and popular cafe), a chemist, hairdressers, The Greedy Goat café, a dry cleaners, an Indian restaurant/take away, a haberdashery/homeware shop, and much more. St Mary's

Church is in the centre of the community, plus a doctors surgery, a busy village hall, recreation ground and a "good" primary school (2024 Ofsted). There is also another excellent pub a little outside the village at Three Leg Cross, The Bull, and another pub on the way out to Flimwell, The Cherry Tree Inn.

Located in the High Weald National Landscape, the surrounding countryside provides a wealth of walking opportunities and stunning scenery, including nearby Bewl Water Reservoir and Bedgebury Pinetum, which are popular attractions.

Nearby Hawkhurst (5 miles) has supermarkets, a small cinema and other amenities. Tunbridge Wells offers more comprehensive shopping and recreational facilities.

Stonegate rail station (3.2 miles) serves London Charing Cross and Cannon Street (Stonegate to London Bridge in just under 1hr).

Dale Hill Golf Club lies on the outskirts of the village and boasts a course designed by Ian Woodnam.

## Material Information

**Tenure:** Leasehold with Share of Freehold

**Lease:** 999 years from January 2023

**Ground rent:** Peppercorn

**Current service charge:** £105 per month

Rother District Council. Tax Band B (rates are not expected to rise upon completion).

Mains electricity, water and drainage. Electric Central Heating.

The property is believed to be of brick and timber construction with a tiled roof.

We are not aware of any safety issues or cladding issues or of any asbestos at the property.

The property is located within the High Weald National Landscape and local conservation area.

The title has refers to easements and we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

According to Ofcom, Ultrafast broadband is available to the property.

There is good mobile coverage from O2 and Vodafone.

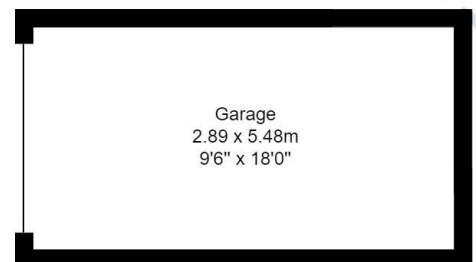
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

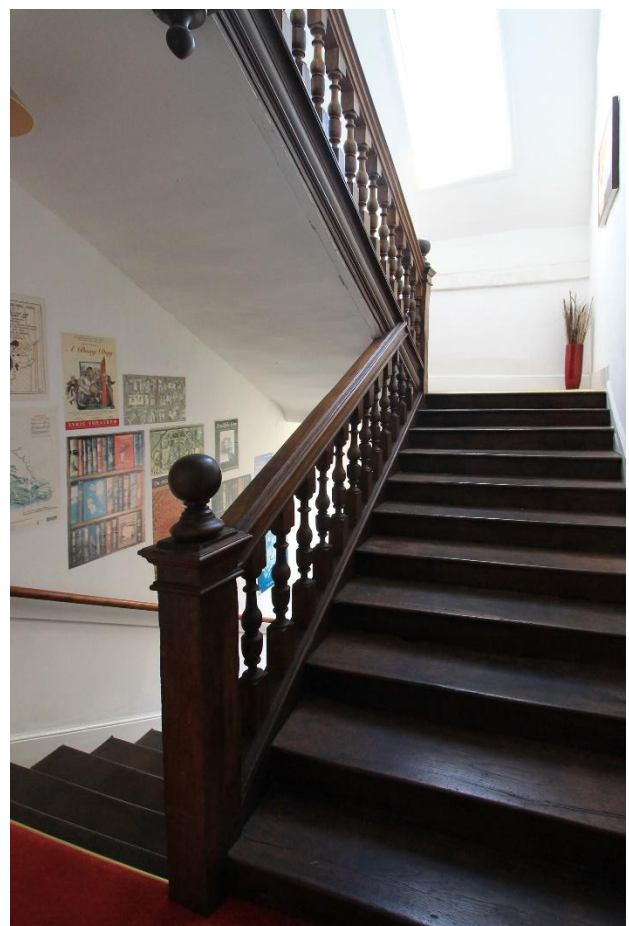


Second Floor Flat  
Area: 57.6 m<sup>2</sup> ... 620 ft<sup>2</sup>  
(excluding stairwell and loft)



Outbuilding  
Area: 15.9 m<sup>2</sup> ... 171 ft<sup>2</sup>

All measurements are approximate and for display purposes only





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 35 F    | 38 F      |
| 1-20  | G             |         |           |