



14 Cross Lane Gardens
Ticehurst, East Sussex

A well-presented and spacious 2-bedroom semi-detached bungalow with a lovely outlook over adjoining countryside, set within a quiet development for those aged 55 and over, situated on the edge of the village.

Offers in excess of £350,000 Leasehold

Situation: The property is situated within a quiet, well-maintained development for those aged 55 and over on the edge of the much sought after village of Ticehurst, which offers a good range of shops and amenities including a village store/post office, greengrocer, chemist, doctor's surgery, zero waste shop, café, pubs, gallery, primary school, village hall and recreation ground.

Wadhurst is just over 3 miles distant and offers a wider selection of local amenities and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of facilities including The Pantiles, the Royal Victoria shopping centre, cinema complex and theatres. Stonegate station (3 miles distant) and Wadhurst (4 miles distant) provide services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of about an hour. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast.

Leisure pursuits include Dale Hill Golf Course, which is within 1 ½ miles, and the beautiful surrounding countryside has many footpaths and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, which is just over a mile away.

Description: 14 Cross Lane Gardens is a very well-presented semi-detached bungalow built in 1987 with external elevations of brick beneath a pitched tile roof and double-glazed windows and doors. The property has been improved in recent years, including a new kitchen and shower room and provides light and spacious accommodation of approximately 847sq.ft/79sq.m.

The accommodation includes an entrance lobby, a spacious entrance hall with built in storage cupboards, a good-sized, open plan sitting/dining room which extends to over 29ft and has a bay window to the front, an attractive stone fireplace with electric fire, sliding doors leading to a terrace and the rear gardens and glazed doors leading to a conservatory, which enjoys a lovely outlook of the gardens and countryside beyond. There is a well-equipped kitchen with a range of modern wall and base units, an induction hob, electric and microwave oven and integrated appliances. (Please note the washing machine and oven are not currently working.) The main bedroom is across the hall from the sitting room and has an outlook over the front gardens and has fitted wardrobe cupboards. The second double bedroom also has fitted cupboards and enjoys an outlook of the rear garden. There is also a well-appointed shower room with a wash basin and vanity unit, wc and a large shower.

The property is approached through the Cross Lane Gardens development, which is arranged around a quadrangle and is laid to lawn, providing a very attractive outlook. A brick path leads to the bungalow where there is an area of front garden with lawn and a variety of shrubs. The side and rear gardens have private terraces, beyond which is an area of lawn and well established flowerbeds.

There is a single garage at the entrance of the development and there is also plenty of parking for residents and visitors.

Agent's note: The property has a 999-year lease from 1987 with an annual service charge of £85 per month.

Services: Mains water and electricity. Gas central heating

Local Authority: Rother District Council (01424) 787878

Council tax band: E (£3,265.74 per annum)

EPC Rating: Band C

Property address: 14 Cross Lane Gardens, Ticehurst, East Sussex TN5 7HY



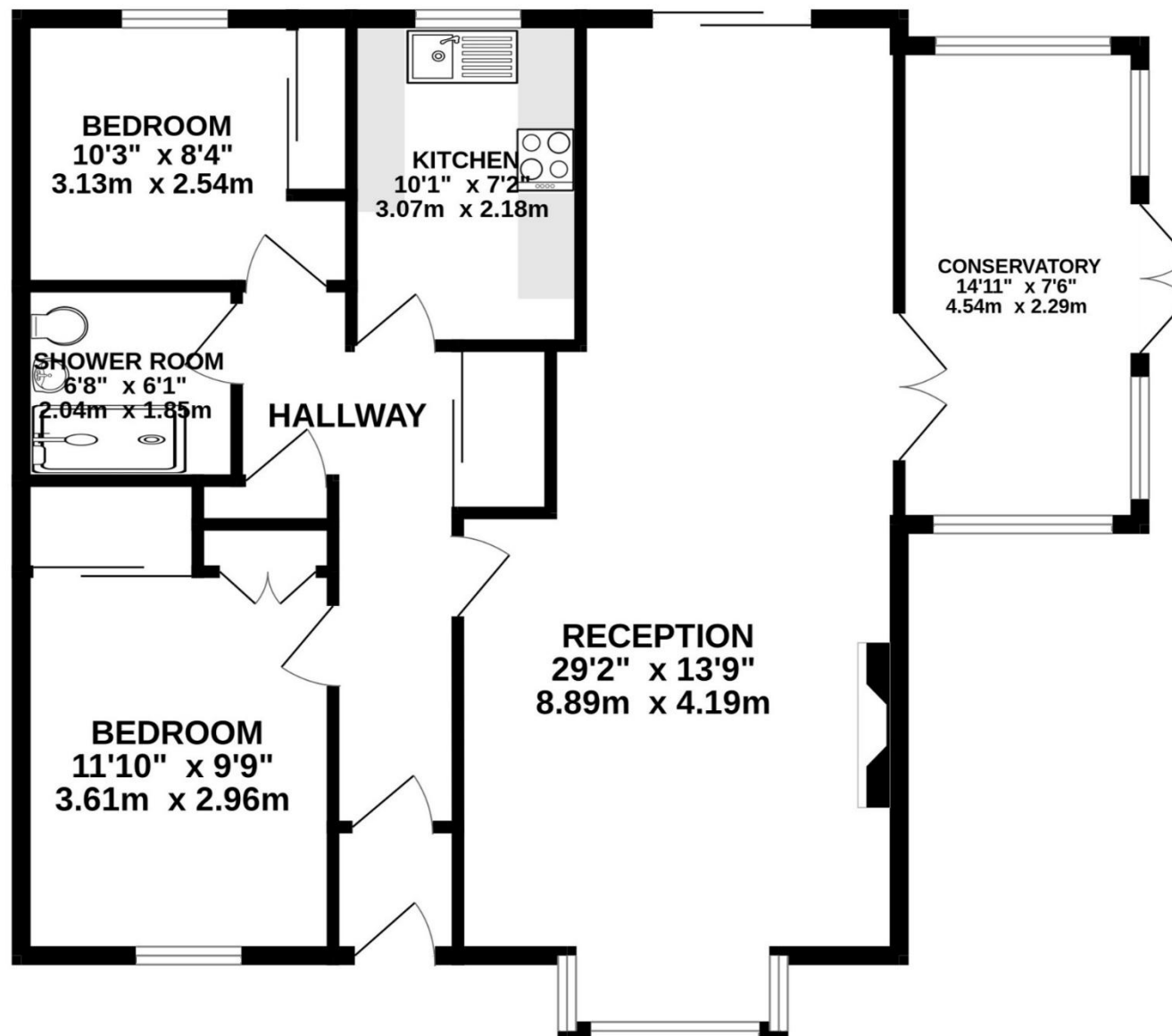
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

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01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk