

3 EDEN COURT
TICEHURST, EAST SUSSEX, TN5 7AF

EST 1900

Lambert & Foster

STONEGATE STATION MILES 2.5 | GATWICK AIRPORT MILES 29 | TUNBRIDGE WELLS MILES 13.5

3 EDEN COURT, TICEHURST, EAST SUSSEX, TN5 7AF

An attractive three-bedroom village home offering spacious accommodation, carport and visitor parking, occupying a tucked-away position with delightful views in the heart of Ticehurst.

ASKING PRICE £467,000 FREEHOLD





DESCRIPTION

Situated within an exclusive courtyard development in the heart of Ticehurst, this attractive three-bedroom home enjoys generous accommodation, a carport, visitor parking, and picturesque views towards St Mary's Church.

Tucked away within a small courtyard development adjoining St Mary's Church, this well-proportioned three-bedroom home enjoys an attractive setting overlooking open pasture whilst offering generous and versatile accommodation extending to over 1,100 sq ft.

The property is approached via a covered porch leading into a welcoming hallway with cloakroom. To the rear, a spacious sitting/dining room provides an excellent entertaining space, with wide French doors opening directly onto the enclosed rear garden. The well-appointed kitchen is fitted with an extensive range of wall and floor units, ample work surfaces and integrated appliances, with a useful understairs storage cupboard completing the ground floor.

The first floor offers three bedrooms, including an impressive principal bedroom with fitted wardrobes and an en-suite shower room. Bedroom two is a particularly generous double room with views towards the adjoining church. The first floor also benefits from a modern family bathroom.



Outside, the rear garden has been designed for ease of maintenance with a paved terrace, mature planted borders and an attractive raised bank creating privacy. Beyond the garden lies the historic church, providing a delightful outlook rarely found within modern developments. A useful timber garden shed provides external storage, whilst the property also benefits from an attached carport and additional visitor parking within the development.

Eden Court occupies a highly convenient position in the heart of Ticehurst, one of East Sussex's most sought-after villages. The village offers an excellent range of amenities including a village store, café, public houses, doctor's surgery and the renowned Bell public house, whilst nearby Wadhurst and Hawkhurst provide a wider selection of shopping and leisure facilities. Mainline rail services are available from Etchingham, Stonegate and Wadhurst stations, offering regular services to London Charing Cross and Cannon Street. The area is particularly well regarded for its excellent selection of state and independent schools, together with beautiful surrounding countryside forming part of the High Weald National Landscape.

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FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

3 Eden Court, Ticehurst, Wadhurst, TN5 7AF

Approximate Area = 1058 sq ft / 98.2 sq m (excludes carport)
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Total = 1107 sq ft / 102.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///pump.perplexed.workbook

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

BROADBAND & MOBILE COVERAGE:

Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band E **EPC:** C (79)

SERVICE CHARGE: Management charge of £350 per annum.

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevation tiled roof

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