



1 St Marys Lane
Ticehurst, East Sussex



An exceptionally pretty and well-presented Grade II listed attached cottage with period features, situated in the heart of the village backing onto St Mary's Church. NO CHAIN.

Guide price £250,000 Freehold

Situation:

The property is situated within the Ticehurst Conservation Area in the centre of the vibrant village of Ticehurst which offers a good range of local shops and amenities including a village store/post office, chemist, zero-waste shop, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just 3½ 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, Royal Victoria shopping centre, cinema complex and theatres.

Wadhurst Station (4 miles distant) provides rail 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. Gatwick Airport is about 32 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East.

Description:

1 St Marys Lane is a delightful Grade II listed end of terrace cottage dating from the 16th Century with most attractive brick and tile hung external elevations beneath a tiled roof.

The property is well presented throughout, having been refurbished in recent years, and benefits from an abundance of period features, including some lovely, exposed beams. The cottage provides an open living space on the ground floor with a sitting room, dining area and well-appointed kitchen. There is a double bedroom and bathroom on the first floor with a ladder staircase to two attic areas (currently used to provide overflow accommodation).

Outside, there is a south facing rear garden, which is laid to shingle with fenced and hedged borders with a side gate giving access to St Marys churchyard.

Agent's notes:

The property is being sold by the Chargee, LXMI Universal LTD, exercising power of sale. Please note that the ceiling height in the sitting room area is approximately 5ft10.

EPC Rating: Exempt

Services: Mains water and electricity. Gas central heating

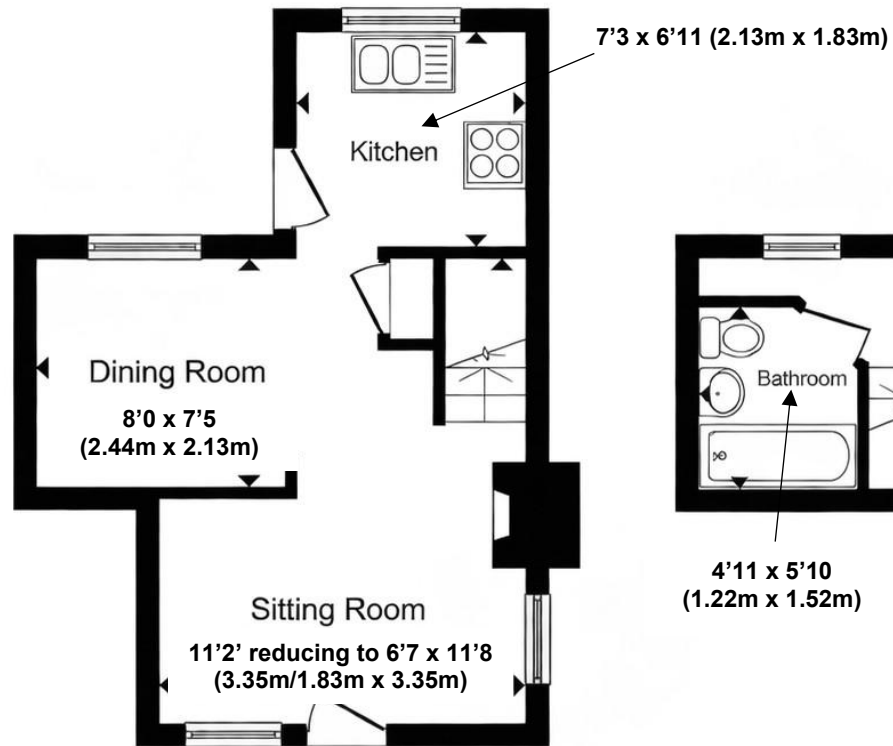
Local Authority: Rother District Council (01424) 787878

Council tax band: C (2026/27 - £2,375.09)

Property address: 1 St Marys Lane, Ticehurst, East Sussex TN5 7AU

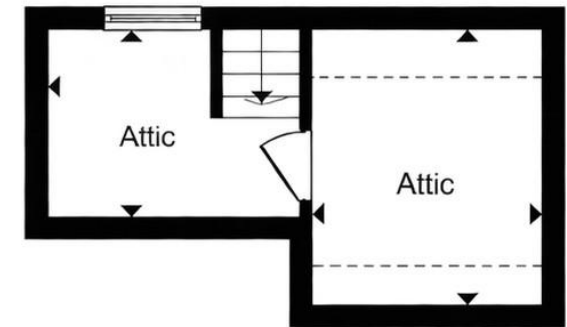
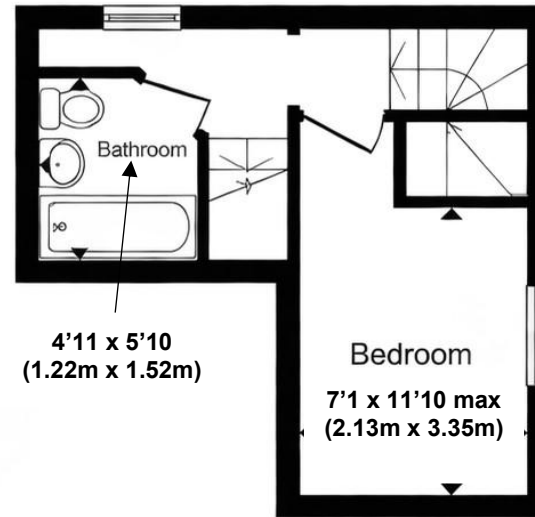
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total approximate floor area: 549sq.ft /51sq.m

For layout guidance only



Ground Floor

First Floor

Second Floor



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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