



EDEN COURT

TICEHURST - GUIDE PRICE £500,000 - £525,000



5 Eden Court
Ticehurst, TN5 7AF

Entrance Hall - Downstairs Cloakroom - Living Room - Kitchen/Dining Room Complete With Appliances - Principal Bedroom With En-Suite Shower Room - Two Further Double Bedrooms - Family Bathroom - Attractive Rear Courtyard Style Garden With Views Towards The Village Church - Large Carport With Additional Visitors Parking - Gas Central Heating Via Radiators - Double glazed Windows - Vacant Possession - No Forward Chain

Situated just a short walk from the picturesque village centre of Ticehurst, this charming private development comprises a select collection of homes arranged around an attractive brick-paved courtyard. Set well back from the road and accessed via an elegant brick-pillared entrance, the setting offers the exclusivity and privacy reminiscent of a gated community. Completed in 2006 by Daniel Homes, the development features a thoughtfully converted former school alongside a selection of contemporary homes designed to complement their village surroundings. In addition to private gardens, residents benefit from communal lawned areas with shaded seating and spaces for young children to enjoy. This particular property is an appealing three double bedroom linked semi-detached home offering well-presented and spacious accommodation throughout. Features include an inviting entrance hall with downstairs cloakroom and a generously sized living room enhanced by a bay window. The kitchen/dining room is fitted with a comprehensive range of units and integrated appliances, with French doors opening onto the rear courtyard-style garden, which enjoys views over the adjoining churchyard. The first floor extends above the carport, creating additional space for three double bedrooms, an en-suite shower room and a family bathroom. Further benefits include gas-fired central heating via radiators and double-glazed windows, helping to ensure comfort, efficiency and low maintenance. Covered parking is provided by a substantial carport with space for two vehicles, while the front courtyard offers additional visitor parking. Ticehurst village centre is only a short stroll away, passing the church, and offers a range of local amenities including a public house, village shop and other community facilities. Offered to the market with no onward chain, this is a home sure to attract strong interest, and we highly recommend arranging an early viewing.



The accommodation comprises. Solid entrance door with glazed window to:

ENTRANCE HALL:

Single radiator, power points, coved ceiling.

DOWNSTAIRS CLOAKROOM:

Low level WC, pedestal wash hand basin with mixer tap and tiled splashback, tiled floor, single radiator, coved ceiling, extractor fan.

LIVING ROOM:

Attractive bay window to the front, coved ceiling, power points, two radiators, TV point, gas point for fire. Door to:

KITCHEN/DINING ROOM:

Fitted with a comprehensive range of wall and base units with granite worktops over. Deep under worktop sink unit with mixer tap. Integrated washing machine, dishwasher, microwave, fridge and freezer. Electric double oven and five burner gas hob with filter hood and glass splashback. Under cupboard lighting, large understairs storage cupboard, tiled floor, power points, coved ceiling with downlighting. Windows to rear and French doors opening to the garden.

Stairs from the entrance hall to first landing. Coved ceiling, large cupboard housing the 'Valiant' boiler and pressurised hot water cylinder. Access to loft space.

PRINCIPAL BEDROOM:

Coved ceiling, single radiator, power points. Window to rear. Built-in wardrobes.

EN-SUITE SHOWER ROOM:

White suite, corner shower cubicle with plumbed in shower, low level WC, pedestal wash hand basin with mixer tap. Towel rail/radiator, tiled floor, coved ceiling with downlighting. Window to rear.

BEDROOM 2:

A large double room with dormer windows to front and rear. Coved ceiling, two radiators. Range of fitted wardrobes. Access to second loft area.

BEDROOM 3:

Single radiator, coved ceiling. Window to front.



BATHROOM:

Bath with plumbed in shower and glazed shower screen, low level WC, pedestal wash hand basin with mixer tap.

Tiled floor, tiled shower area and half height tiling to walls, coved ceiling with downlighting, towel rail/radiator, shaver point, extractor fan. Window to front.

OUTSIDE REAR:

The garden has been mainly paved for low maintenance to create an attractive courtyard style garden with raised log edged borders stocked with shrubs and plants.

Timber shed, outside light and tap. Side access to front.

The garden has views across the cemetery towards the village church.

OUTSIDE FRONT:

Front path to entrance and driveway to a large carport.

There is additional visitors parking opposite in the courtyard.

COMMUNAL GARDENS :

Areas of communal lawns with mature trees provide shaded seating areas and outside recreational and entertaining space.

TENURE: Freehold

Estate Service Charge - currently £300.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 511211

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 Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



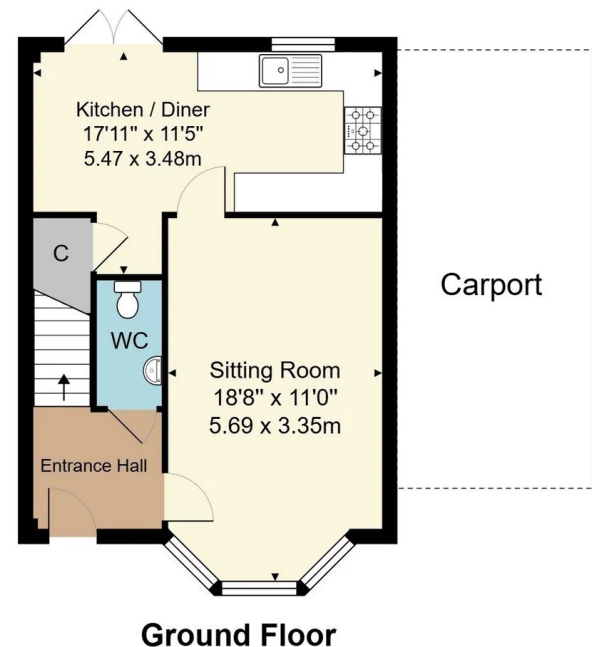
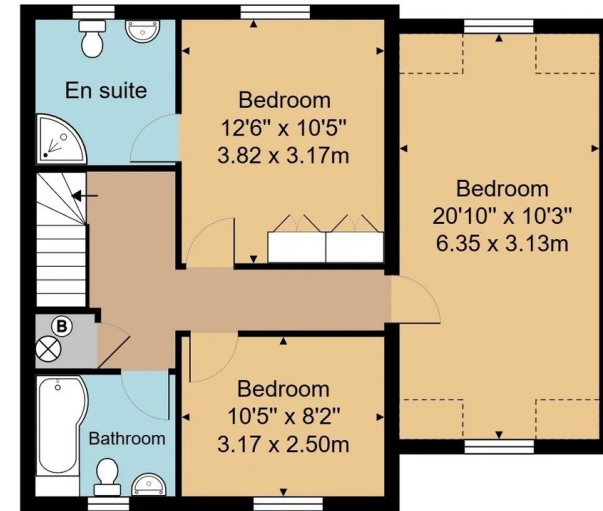
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First Floor

Ground Floor

Approx. Gross Internal Area
1127 ft² ... 104.7 m²

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.