



1 Pickforde Lane
Ticehurst, East Sussex

A very pretty 2-bedroom Grade II listed semi-detached Georgian cottage with a west facing garden, situated in the heart of the village. NO CHAIN.

Guide price £335,000 Freehold

Situation:

The property is situated on a quiet no through road in the centre of the much sought after village of Ticehurst, which offers a good range of local shops and amenities including a village store/post office, chemist, doctor's surgery, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just over 3 miles distant and offers a wider selection of local amenities, including the well-regarded Uplands Community College and Sports Centre, and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of facilities including 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 Mj25 (junction 5) and the coast.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description:

1 Pickforde Lane is a Grade II listed semi-detached Georgian cottage with attractive external elevations of mainly weatherboard beneath a tiled roof. The property offers much character and charm and benefits from good natural light with a southwest facing aspect, period features including pretty sash windows, and has a good-sized, private garden.

Arranged over two floors, the property provides a light and airy living space of approximately 628sq.ft/58.3sq.m including: a kitchen/dining room with a part glazed door leading out to the garden; a good-sized sitting room with lovely wood panelling, sash window to the front, a feature fireplace and stairs to the first floor; two bedrooms (a double and a single) – the main bedroom having built-in wardrobes – and a well-appointed shower room.

The garden has been landscaped with a combination of terracing and decking (the latter requires some maintenance and repair) and is planted with a variety of mature shrubs. The garden is fully fenced and has a brick wall to the rear.

Agent's note: There is a small Flying Freehold below the shower room (storage beneath) and part of bedroom 2 (utility room/wc beneath).

Current EPC Rating: Exempt

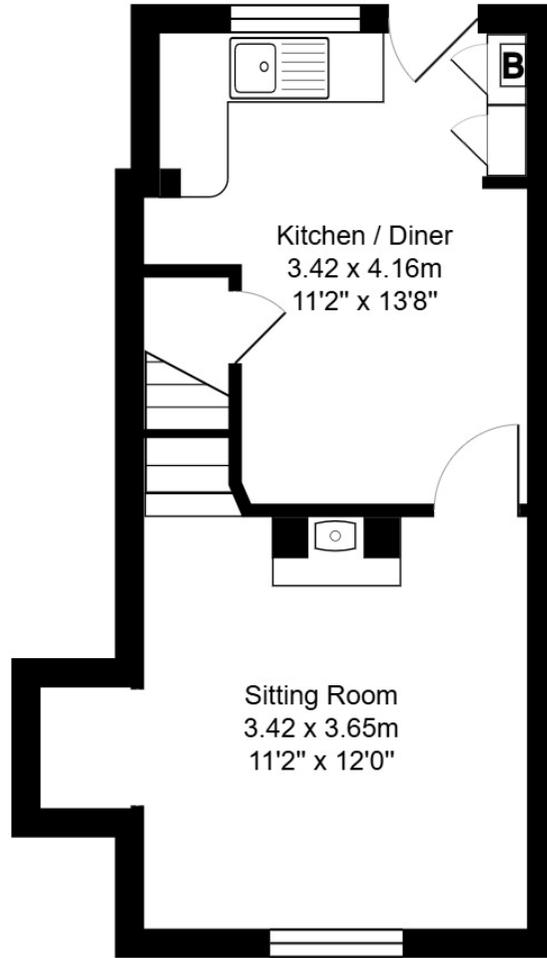
Services: Mains water and electricity. Gas central heating. Ultrafast Broadband.

Local Authority: Rother District Council (01424) 787878

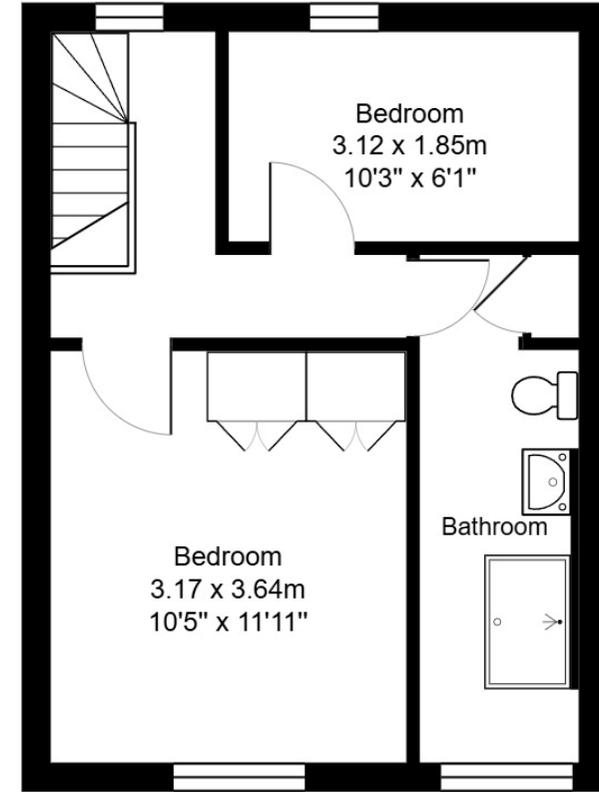
Council Tax Band: C (2025/26 - £2,265.13)

Property address: 1 Pickforde Lane, Ticehurst, East Sussex TN5 7BL





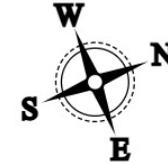
Ground Floor
Area: 27.9 m² ... 300 ft²



First Floor
Area: 30.5 m² ... 328 ft²

Total Area: 58.3 m² ... 628 ft²

All measurements are approximate and for display purposes only.



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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