



EDEN COURT

TICEHURST, WADHURST - £525,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes



5 Eden Court  
Ticehurst, TN5 7AF

A sought after home in highly desirable village development.

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

This attractive three double bed roomed linked semi detached home is set within a small highly desirable development by Daniel Homes completed in 2006. This particular home's features include an entrance hall with downstairs cloakroom, good sized living room with bay window. The kitchen/diner has a comprehensive range of units and appliances with French doors opening to the rear courtyard garden. The first floor extends above the carport creating the extra space to allow three double bedrooms, an en-suite shower room and family bathroom. There is a gas central heating system with radiators, double glazed windows to help keep fuel bills and maintenance to a minimum and covered parking is provided with a good size carport. Set within a comfortable walk of Ticehurst village centre with its local amenities, public house and church, this is one home that is sure to be extremely popular, and with the benefit of no chain we have no hesitation in recommending an early appointment to view.

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 on the development.

**SITUATION:**  
The property is situated within a conservation area in a quiet location a short distance from the centre of the much sought after village of Ticehurst which offers an excellent range of shops and amenities including a village store, post office, chemist, doctors surgery, pubs, gallery, cafe, primary school, village hall and recreational ground as well as an attractive Church. Wadhurst is just over 3 miles distance and offers a wider selection of local communities including the well regarded uplands Community College. For the commuter traveller Stonegate station is approximately 3 miles distance. Wadhurst station 4 miles distance, both providing services to London Charing Cross via London Bridge and Waterloo East with journey time just over an hour. Regular bus services also operate from Ticehurst to Wadhurst.

**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

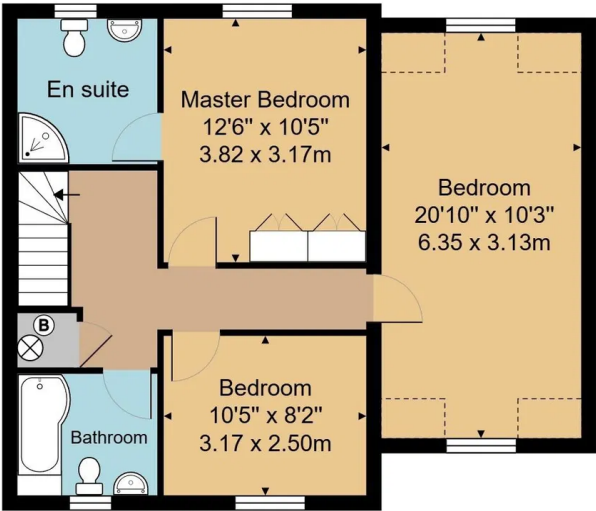
**ADDITIONAL INFORMATION:** Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Fired Central Heating

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.

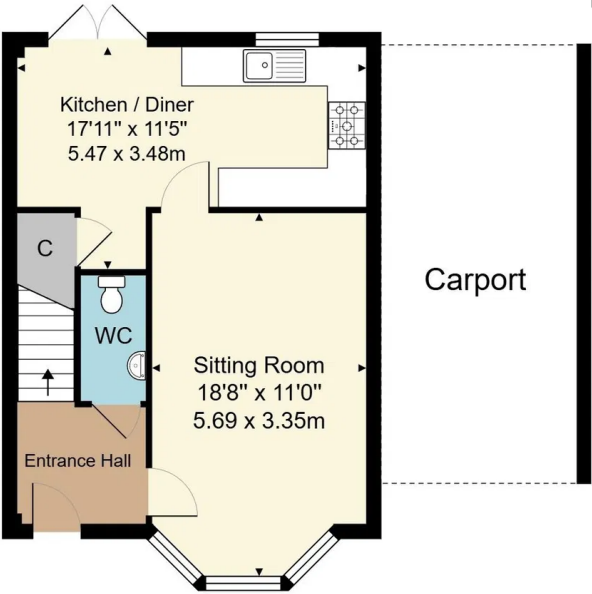


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**First Floor**



**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.