



Peter
Buswell
Independent Family Estate Agents

St. Marys Close, Ticehurst

2 1 1



Main Description

Available with no onward chain, this charming two-bedroom semi-detached house offers light and spacious accommodation, complemented by a private and established rear garden and off-road parking, all within a quiet residential close and walking distance of the village centre.

Upon entering, a welcoming hall provides access to the living room/diner and kitchen, with a convenient area for coats and shoes that leads on to the downstairs cloakroom.

The living room has a fireplace with surround while the dining area provides double doors that open into the conservatory, creating a seamless flow and an ideal space for entertaining.

The conservatory is double glazed and overlooks the pretty rear garden, offering a peaceful spot to relax and enjoy the garden views.

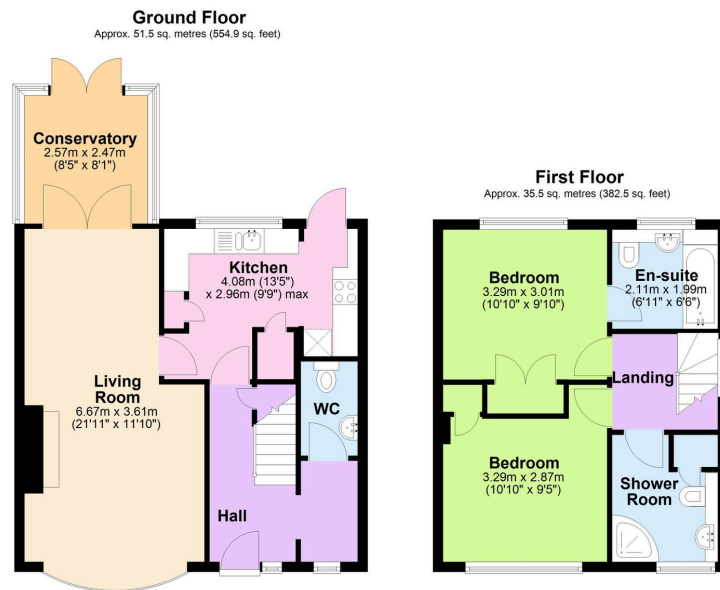
The fitted kitchen features cottage-style wall and base units with a window that looks out to the garden and a door provides direct access to the rear garden.

Upstairs, you will find two comfortable double bedrooms, one benefiting from built-in wardrobes. The property also includes a well-appointed bathroom with a panelled bath and a vanity unit enclosed wash hand basin and WC, plus an additional shower room with a corner shower unit and a vanity unit enclosed wash hand basin and WC, offering excellent flexibility.

Outside, the beautiful rear garden features a patio area directly from the house that leads on to a lawn garden with established flower borders. To the end of the garden, a timber workshop/summer house provides additional storage or a hobby space. To the front, a driveway offers parking for several vehicles.

This delightful home presents a fantastic opportunity to enjoy comfortable village living in a desirable location.





- SEMI DETACHED TWO BEDROOM HOUSE
- AVAILABLE WITH NO ONWARD CHAIN
- A LARGE LIVING ROOM / DINER
- CONSERVATORY WITH VIEWS OF THE GARDEN
- A COUNTRY STYLE FITTED KITCHEN
- BATHROOM & SHOWER ROOM
- DOWNSTAIRS CLOAKROOM
- A BEAUTIFUL REAR GARDEN WITH WORKSHOP
- EPC RATING D
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		