



2 London Road

Flimwell, East Sussex

An attractive and well-presented 2-bedroom semi-detached period cottage situated in a convenient position with lovely far-reaching views to the rear over adjoining countryside. NO CHAIN.

Guide price £295,000 Freehold

Situation: The property is situated in a convenient position in Flimwell off the A21. Flimwell has a village hall, an award-winning smokery and wine store, cricket ground with pavilion, playground, and café and restaurant at Flimwell Park.

Ticehurst village is just under 2 miles distant and offers a good range of shops and amenities including a village store/post office, chemist, pubs, gallery, café, and primary school. Hawkhurst is just 3 miles distant and provides a wider range of shopping facilities including Tesco and Waitrose supermarkets. Wadhurst is 6 miles distant and offers a selection of local amenities, including the well-regarded Uplands Community College, and the regional centre of Tunbridge Wells is about 12 miles distant and provides a comprehensive range of amenities including the Pantiles, cinema complex and theatres. Etchingham station (4.7 miles distant) and Stonegate station (5 miles distant) provide services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of just over an hour. Regular bus services also operate from Flimwell to Tunbridge Wells and Hawkhurst and the A21 provides a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 45 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 55 miles away.

There are excellent walks to be enjoyed on the numerous footpaths and bridleways, with the beautiful surrounding countryside including Bewl Water Reservoir, which is close by and reputedly the largest area of inland water in the South East where a wide range of water sports can be enjoyed, as well as leisure facilities at Bedgebury Pinetum and Forest and Dale Hill golf course.

Description: 2 London Road is a well-presented semi-detached period cottage with attractive external elevations of brick and weatherboard beneath a slate tiled roof and double-glazed windows. The property benefits from good natural light and wonderful views to the rear over adjoining countryside.

The accommodation extends to approximately 753sq.ft/70sq.m and is arranged over two floors including on the ground floor: an entrance hall leading to a sunroom with utility area which opens onto the rear garden, a kitchen/dining room fitted with a range of shaker style wall and base units, a bathroom and a sitting room at the front of the house with a bay window and an open fireplace. On the first floor there are two bedrooms (a double and a single) - both bedrooms have built-in cupboards, and the second bedroom enjoys lovely views over the garden and surrounding countryside.

Outside, the property has close board fencing and a gate giving access to a front garden. A path leads to the front door and a side gate gives access to the private rear garden, which has been designed for low maintenance with a good-sized deck, ideal for outdoor entertaining, gravel and shingle areas and flower beds planted with a variety of mature shrubs. There is a garden shed at the end of the garden and a wonderful outlook over the adjoining field.

Services: Mains water and electricity. Gas central heating

Local Authority: Rother District Council (01424) 787000

Current council tax: C (2026/27 - £2,375.09 per annum)

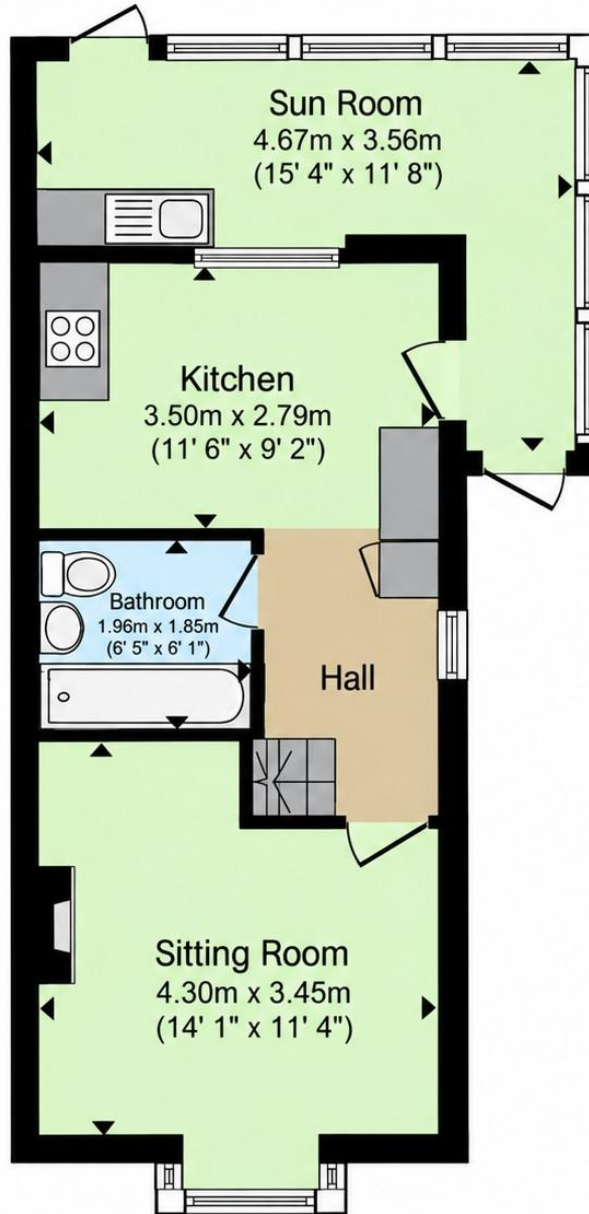
Current EPC rating: D

Property address: 2 London Road, Flimwell, East Sussex TN5 7PH



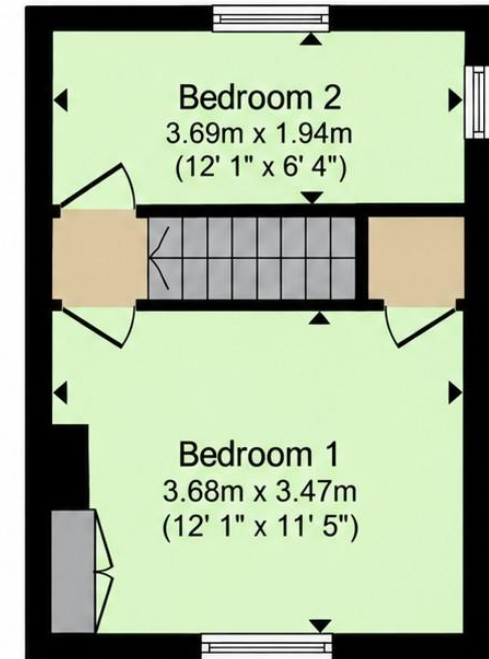
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total approximate internal floor area: 753sq.ft/70sq.m

For layout guidance 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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