



**5 Eden Court**  
Ticehurst, East Sussex

An attractive and well-presented 3-bedroom link attached modern house forming part of a small, sought after development, situated in a quiet location with a lovely outlook over the churchyard and within easy walking distance of the centre of the village. NO CHAIN.

## Guide price £495,000 Freehold

**Situation:** The property is situated within a conservation area in a quiet location a short distance from the centre of the much sought after and picturesque village of Ticehurst, which offers a good range of local shops and amenities including a village store/post office, chemist, pubs, gallery, café, primary school, village hall, recreation ground and Dale Hill Golf Course.

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 amenities including the Pantiles, cinema complex and theatres. Stonegate station (3 miles distant) and Wadhurst station (4 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 Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away.

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

**Description:** 5 Eden Court is a well-presented link attached house, which was built by Daniel Homes in 2006 as part of the development of the former village primary school. The house is one of just eighteen properties within the development and offers spacious and well-appointed accommodation of approximately 1,131sq.ft/105.2sq.m.

With attractive external elevations of brick and render beneath a slate tiled roof and benefiting from double glazing throughout, the accommodation is arranged over two floors and includes on the ground floor an entrance hall with stairs to the first floor and doors to a cloakroom, a good-sized sitting room extending to 18'7 with a bay window to the front, a kitchen/dining room which extends to 18ft and has French doors leading out to the garden; the kitchen is fitted with a range of shaker style wood fronted wall and base units with granite worksurfaces and splashbacks, integrated appliances including a dishwasher, washing machine, electric double oven and gas hob, microwave and fridge/freezer, and there is large storage cupboard. On the first floor there is a spacious landing leading to three double bedrooms (with the largest bedroom extending to 20'11), an ensuite shower room and a family bathroom. (NB The staircase is currently fitted with a stairlift, which can be included or removed, if required.)

Outside the property is approached off Church Street through a brick pillared entrance and private drive which leads to visitor parking. There is covered parking to the side of the house for two cars with a gate to the rear leading to a secluded terraced garden, ideal for outdoor entertaining, with a large flower border planted with a variety of mature plants and shrubs and post and rail fencing backing onto the churchyard. There is also a garden shed, which provides useful outdoor storage.

Residents of Eden Court also enjoy the benefit of the well-maintained communal gardens at the entrance of the development, which are laid to lawn with mature trees providing a shaded seating areas and additional recreational and entertaining space.

**Services:** Mains water and electricity. Gas central heating. Ultrafast broadband.

**Local Authority:** Rother District Council (01892) 653311

**Current EPC rating:** C

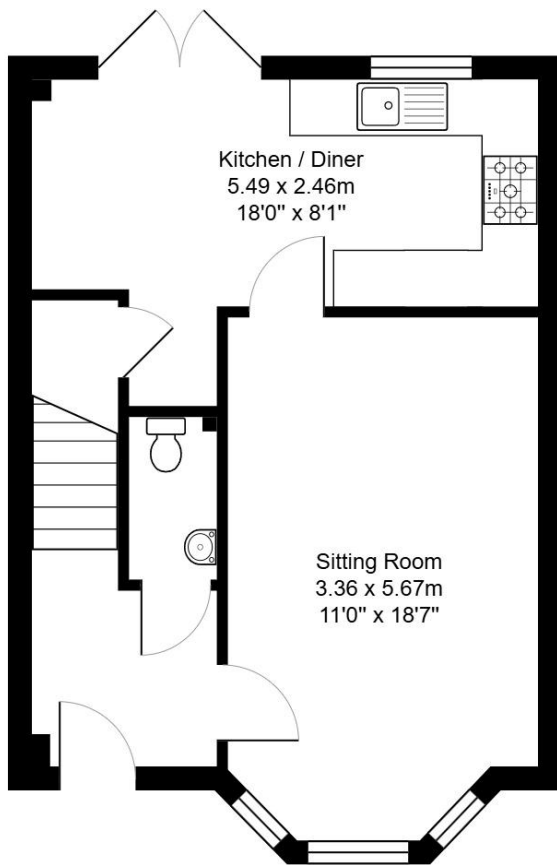
**Property address:** 5 Eden Court, Church Street, Ticehurst, East Sussex TN5 7AF

**Current council tax:** E (2026/27 - £3,114.56)

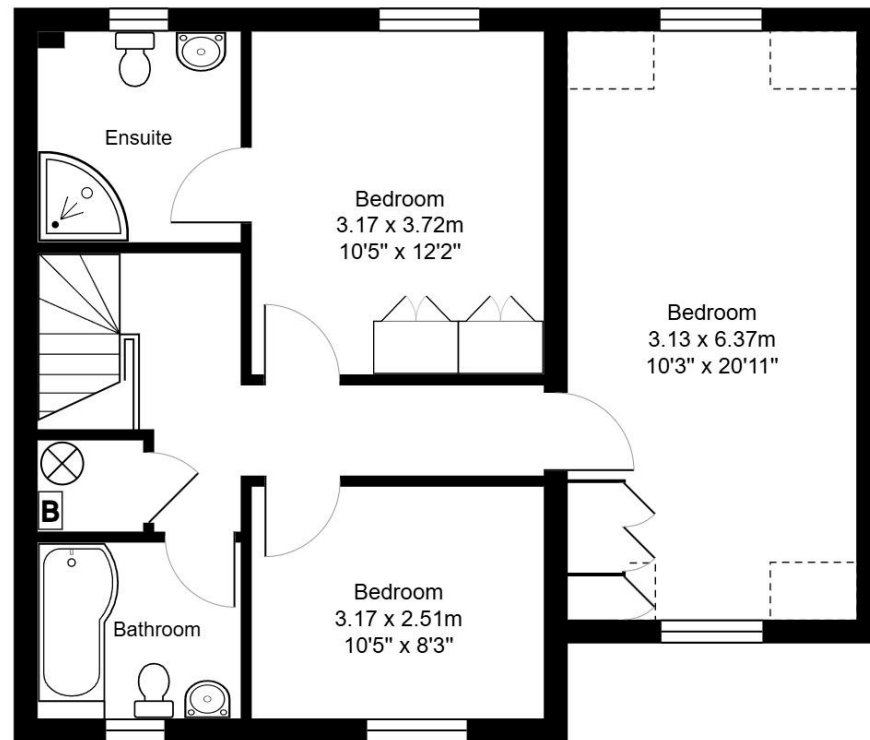
**Estate charges:** £350 per annum

01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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



Ground Floor  
Area: 42.6 m<sup>2</sup> ... 458 ft<sup>2</sup>



First Floor  
Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup>

Total Area: 105.1 m<sup>2</sup> ... 1131 ft<sup>2</sup>

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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