



4 Acres Rise
Ticehurst, East Sussex

A well-presented and spacious 3-bedroom 1960s semi-detached house with a south facing garden, parking and a garage, situated within walking distance of village amenities.

Guide price £395,000 Freehold

Situation:

The property is situated on a quiet, residential no through road in the 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 4 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 a mile 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:

4 Acres Rise is a 1960s semi-detached house with external elevations of brick and render beneath a tiled roof and double-glazed windows and doors throughout. The property offers spacious accommodation and benefits from good natural light, a south facing garden, off road parking for four cars and a single garage.

Arranged over two floors, the property provides a light and airy living space of approximately 979sq.ft/91sq.m including: an entrance porch; an entrance hall; a well-appointed kitchen, a good-sized sitting/dining room which extends to over 25ft, a conservatory with doors leading out to the garden, three bedrooms (two doubles and a single) – with two of the bedrooms having built in wardrobes – and a shower room.

Outside, to the front, there is a tarmac driveway providing parking at the front and the side for at least four cars and a single garage with a shed to the rear. There is gate giving access to the rear garden, which is terraced and planted with a variety of mature shrubs. The garden is fully fenced and has a mature hedge to the rear.

Current EPC Rating: C

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

Local Authority: Rother District Council (01424) 787878

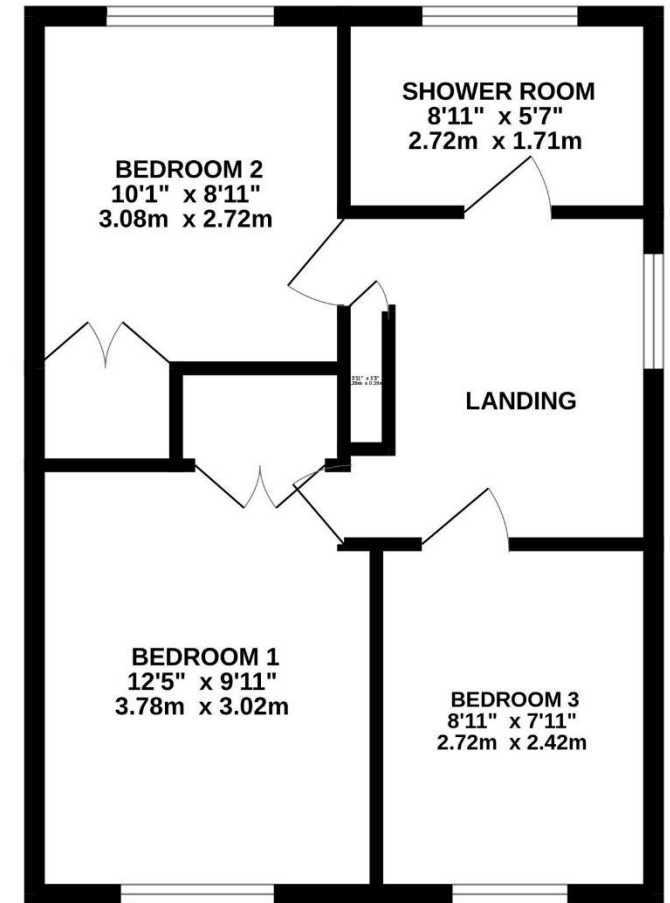
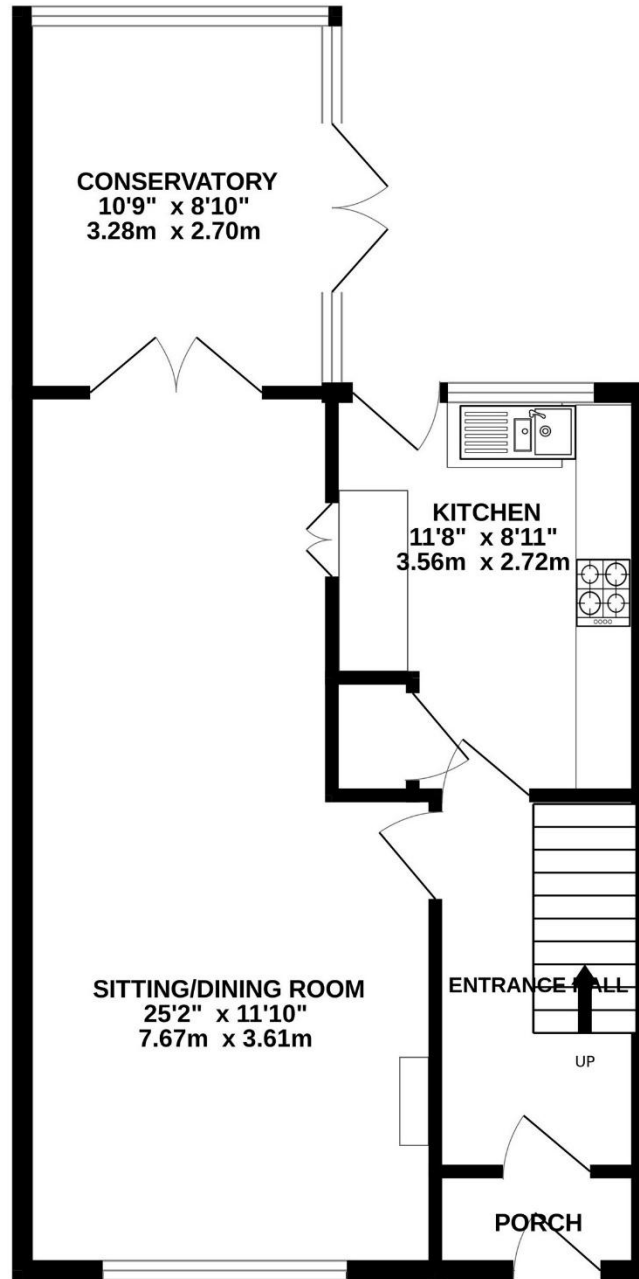
Council Tax Band: D (2026/27 - £2,671.97)

Property address: 4 Acres Rise, Ticehurst, East Sussex TN5 7DD



01892 786720 www.greenlizardhomes.co.uk

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



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.
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Important notice:

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