



Steellands Rise

Ticehurst, East Sussex, TN5 7DH

Offers in the region of £750,000 Freehold

Wyatt
Hughes

STEELLANDS RISE, TICEHURST, EAST SUSSEX, TN5 7DH

OFFERS IN THE REGION OF £750,000 FREEHOLD

Tucked away in a quiet cul-de-sac within easy reach of Ticehurst village centre, this modern five-bedroom detached house combines generous space with practical design and a relaxed, modern feel with traditional brick and tile detailing. It fits naturally within its surroundings and makes a strong impression with its wide driveway, integral double garage and generous gardens.

Inside, the layout has been carefully planned for everyday living. The hallway leads through to a bright kitchen, integrated appliances and a breakfast bar that opens into the dining area. French doors connect this space to the patio, creating an easy link to the garden.

The separate living room features a brick fireplace and double doors to the garden, giving a relaxed setting for quieter moments or family time. A ground-floor study, utility room and cloakroom add flexibility and convenience.

Upstairs you will find the five bedrooms, all well-proportioned and thoughtfully finished. The main bedroom includes an en-suite bathroom, while the family bathroom serves the remaining rooms. Every space has a comfortable, lived-in feel with a balance of light and warmth.

The back garden is a real feature of the property. A large patio area and raised decking make it ideal for outdoor meals or simple enjoyment of the surroundings. Mature trees at the boundary provide good privacy, and there's a summerhouse offering space for hobbies or storage.

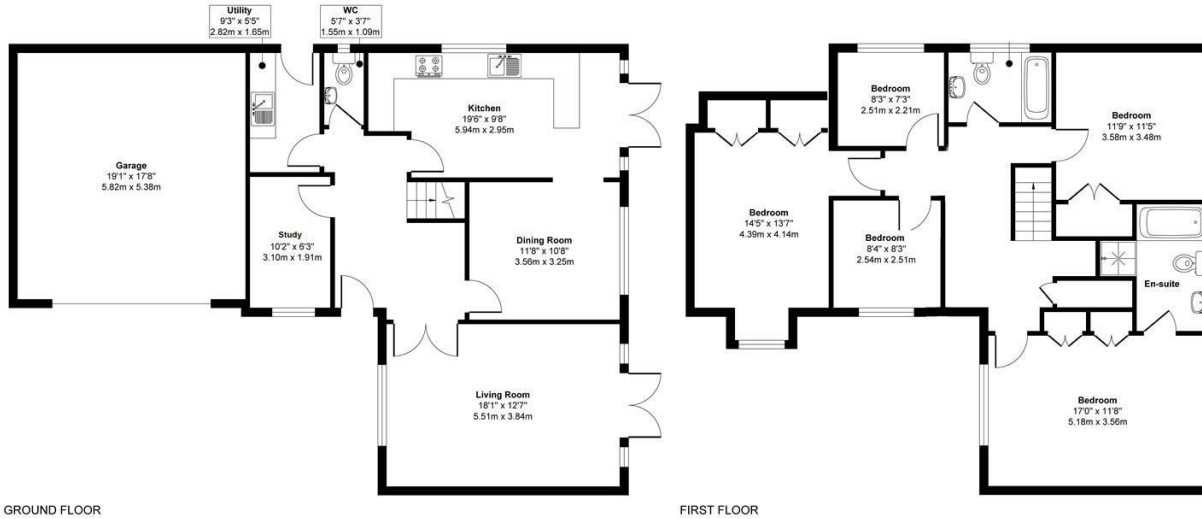
Ticehurst itself has a strong community, with a local pub, cafés and shops within easy reach. Bedgebury Pinetum and Bewl Water are both close by for walks and outdoor activities, while the A21 gives straightforward access to Tunbridge Wells and further connections.

• Five Bedrooms • Driveway • Open Plan Kitchen / Diner • Utility Room • Ensuite to Master Bedroom • Front & Rear Gardens • Mains Drains, Water, Electric & Gas • Council Tax Band G



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Approximate Gross Internal Floor Area
2189 sq. ft / 203.36 sq. m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Wyatt Hughes

