

Rosemary Lane

Flimwell, East Sussex, TN5 7PT

Guide price £700,000 - £750,000 Freehold

Wyatt Hughes

ROSEMARY LANE, FLIMWELL, EAST SUSSEX, TN5 7PT

A rare opportunity to enjoy direct views across Bewl Water from this individual three-bedroom semi-detached home, tucked away on Rosemary Lane in Flimwell and offering flexible accommodation, generous gardens and off-road parking.

The property has been significantly improved by the current owners, including replacement double glazing, oil-fired central heating and the creation of a more open-plan living arrangement. At the heart of the home is a stylish fitted kitchen with Rangemaster cooker, butler sink, Quartz work surfaces and breakfast bar, opening into the principal living space.

A particular highlight is the garden room, where a large picture window has been introduced to maximise the exceptional outlook across Bewl Water. The ground floor also includes a separate snug, useful hallway and cloakroom/WC, while a basement/utility room provides valuable additional storage and practical space.

Upstairs are three bedrooms, together with a shower room. The accommodation extends to approximately 1,434 sq ft in total, including the basement, and offers plenty of versatility for family life, working from home or weekend use.

Outside, the gardens wrap around the property and include lawned areas, mature planting and a paved terrace ideal for outdoor dining. The setting is what truly sets this home apart, with direct views towards Bewl Water and access to the adjoining countryside and walking routes. A private driveway provides off-road parking.

Rosemary Lane lies between Flimwell, Ticehurst and Wadhurst, with easy access to the A21 and Wadhurst mainline station for services to London. The nearby villages provide a good range of local shops, pubs and everyday amenities, while Tunbridge Wells is within easy reach.

A distinctive home in a genuinely special setting, combining character, modern improvements and one of the area's most attractive waterside outlooks.

• Direct views across Bewl Water • Three bedroom semi-detached home • Approximately 1,434 sq ft including basement • Impressive garden room with picture window • Stylish kitchen & open-plan living space • Separate snug • Gardens & paved terrace • Off-road parking • Oil-fired central heating & double glazing • Convenient for Flimwell, Ticehurst & Wadhurst



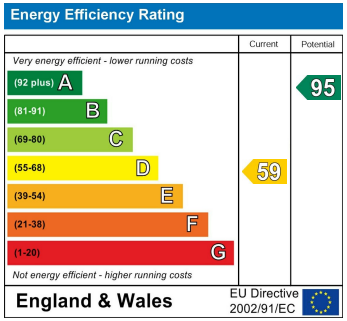


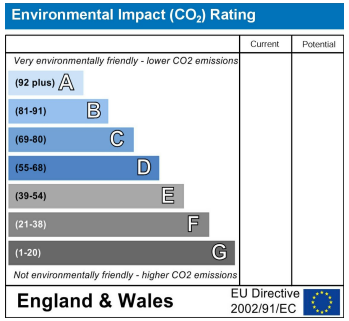




GROSS INTERNAL AREA
TOTAL: 1,434 sq ft
BASEMENT: 77 sq ft, FLOOR 1: 773 sq ft, FLOOR 2: 584 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







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.

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